



DEPARTMENT OF GENERAL SERVICES

Executive Office

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May 13, 2002

The Honorable Steve Peace, Chair
Joint Legislative Budget Committee
State Capitol, Room 3060
Sacramento, CA 95814

Dear Senator Peace:

Enclosed is the annual Capitol Area Plan Progress Report as required by Government Code Section 8164.

The progress report includes an update of state office and housing projects and activities relating to the Capitol Area, with a focus on the year 2001 activities. All reported items are consistent with the implementation strategy of the 1997 Capitol Area Plan and support the Plan's statutory objectives.

If you require further information on this matter, you may have your staff contact John H. Brooks, Chief, Asset Planning and Enhancement Branch, Real Estate Services Division, Department of General Services, at (916) 376-1829.

Very truly yours,

Clothilde V. Hewlett, Interim Director
Department of General Services

CVH:md

Enclosure

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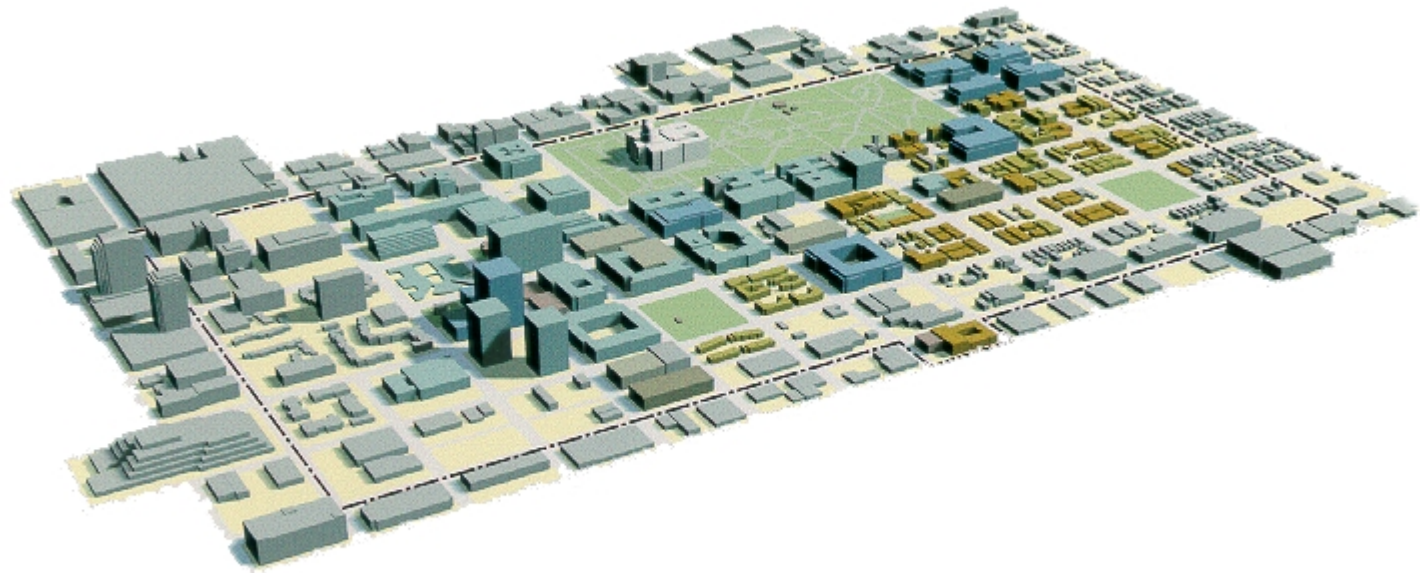
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CAPITOL AREA PLAN PROGRESS REPORT

JANUARY 2002



CAPITOL AREA PLAN PROGRESS REPORT

JANUARY 2002

STATE OF CALIFORNIA

Gray Davis, Governor

STATE AND CONSUMER SERVICES AGENCY

Aileen Adams, Secretary

Clothilde V. Hewlett, Undersecretary

DEPARTMENT OF GENERAL SERVICES

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Prepared By

ASSET PLANNING AND ENHANCEMENT BRANCH

John H. Brooks, Chief

TABLE OF CONTENTS

Executive Summary

1.	Introduction.....	1
2.	Land Use.....	4
	Objective/Principles	
	Status of Action Items	
3.	State Offices.....	7
	Objective/Principles	
	Status of Action Items	
4.	Housing.....	18
	Objective/Principles	
	Status of Action Items	
5.	Transportation and Parking.....	29
	Objective/Principles	
	Status of Action Items	
6.	Open Space and Public Amenities.....	35
	Objective/Principles	
	Status of Action Items	
7.	Development of the Community.....	39
	Objective/Principles	
	Status of Action Items	

TABLE OF CONTENTS (Continued)

8.	Sustainable Design and Energy Conservation.....	43
	Objective/Principles	
	Status of Action Items	
9.	State's Relation to Local Government.....	50
	Objective/Principles	
	Status of Action Items	
10.	Administration and Implementation.....	54
	Objective/Principles	
	Status of Action Items	

Appendices:

- A. Capitol Area Committee and Technical Advisory Committee**
- B. Capitol Area Development Authority (CADA)**
- C. CADA Managed Residential Properties**
- D. CADA Managed Commercial/Retail Properties**
- E. New CADA Housing Developed Since 1978**
- F. CADA Projects to be Completed 2002-2006**
- G. CADA Projects to be Completed 2007-2011**

EXECUTIVE SUMMARY

The Capitol Area Plan Progress Report describes the significant progress made in 2001 to advance the Plan's vision and develop the Capitol Area in downtown Sacramento into a vibrant, mixed-use community of state offices, housing, and retail. The following highlights contribute to the transformation of the state-owned land surrounding the Capitol.

During the energy shortages of 2001, the state developed an extensive energy management, savings, and awareness program to ensure the continuity of critical state operations. This effort resulted in the 22 percent reduction of energy consumption in 37 of the state's largest buildings statewide. In Sacramento, the Department of General Services (DGS) has saved 1,000 mega watt hours with various innovative lighting retrofit projects and has started projects totaling over \$2 million that will provide another 7,000 mega watt hour annual savings.

State Offices

The State of California continued construction on the largest ever state office project, which supports local downtown redevelopment goals and state office program priorities while establishing a prominent state presence east of the State Capitol. The state also began planning on a major signature office project at the west end of the Capitol Area to complement the east end.

Capitol Area East End Complex

- Transforms a five-block area to the east and south east of Capitol Park into a 1.3 million net square foot (NSF) complex of buildings consolidating office space needs of the Departments of Health Services and Education.
- Incorporates the latest "green construction" features into an energy efficient and sustainable building design.
- Includes ground floor retail, child care, and joint use opportunities, such as after hours parking and training, conference, and auditorium space available for public use, to support the adjacent neighborhood.

Capitol Area and Central City



- Offers, through building setbacks and landscaped areas, numerous opportunities for public art installations representing the spirit of this state and created by distinguished California artists.
- Begins occupancy in summer of 2002 with full occupancy expected by spring of 2003.

West End Project

- Responds to legislation signed by Governor Davis, Senate Bill 809 (Ortiz) (Ch. 672, Stats. of 2001), to develop a \$391 million, 1.0 million NSF state office project two blocks west and south of the Capitol.
- Presents an opportunity for the state to improve a site that currently consists of two blocks of undeveloped and underutilized state-owned land.
- Consolidates fragmented state office uses in an energy efficient office complex that will reflect the state's commitment to design excellence.

Transportation Plan

To minimize traffic in the areas surrounding new office development, the DGS is developing a Transportation Systems Management Plan for the Capitol Area that will address state employee commute patterns, Capitol Area circulation, and parking issues.

Accessibility Project

Additionally, work is in progress to upgrade state buildings to meet the architectural accessibility requirements of the Americans with Disabilities Act (ADA) standards. In 2001, the Governor's ADA Taskforce funded certain projects in buildings throughout the state, including 14 DGS-owned buildings in the Capitol Area. In addition to this program, the DGS completed special repair projects totaling over \$1.0 million for ADA retrofit or renovation work. The DGS is also planning several renovation projects that will include ADA access improvements as part of the scope of work.

Housing and Retail

The Capitol Area Development Authority (CADA), responsible for Capitol Area residential and commercial development, continued development of a mix of residential (including market rate and affordable housing) and supporting retail/commercial projects to appeal to the growing downtown housing market.

CADA Projects Completed

- **Fremont Building** – signature project on 16th Street, completed in May of 2001, consisting of 69 apartment units built over ground floor retail offering a mix of eating establishments and services.
- **Seventeenth and N Streets** – includes the renovated eight-unit art deco apartment building relocated from the East End Project site and construction of an additional ten new apartment units.

CADA Projects Under Construction or Development

- **Capitol Park Homes** – construction progresses on 64 for sale detached single family homes on a two-block site south of the Capitol, with first phase occupancy in 2001. The project had considerable early interest by prospective buyers with purchase commitments made on all but eight of the units.
- **CADA Warehouse** – design development is underway for the project, which includes renovation of existing buildings and new construction. It introduces a new product to Sacramento with the development of 107 units that include flats, live/work units, townhouse lofts, and penthouses. Construction is expected to begin in late 2002 and to be completed in mid 2004.
- **Fremont Mews** – construction is expected to begin in 2003, with completion in late 2004, on this mix of urban living experiences, integrated with open space features. Project will include 116 for sale and rental units, ground floor retail, and preservation of a portion of the existing Ron Mandella Community Garden. An alternative site has been acquired to accommodate the remaining portion of the garden.

CADA has identified four additional sites along 16th Street that are designated for housing to be offered for development as a single project. The project, to be known as the East End Gateway, will further enhance this entry into the Capitol Area. Requests for Qualifications will be issued by the end of 2002 with completion projected for early 2006.

Capitol Security

- Other Capitol Area Activities – Somber events of 2001, including the January truck crash into the State Capitol Building and September 11 terrorist attacks, have forced officials to re-examine security and access issues for the buildings that serve as the seat of California state government. Repairs to the South Portico of the Capitol damaged by the truck crash will be completed in summer 2002; all interior spaces have been fully repaired. Progress on the development of the Capitol Park Master Plan was suspended after the crash so that state officials could assess the implication that any resulting security measures would have on Capitol Park and its master plan.
- Memorials – Progress did continue, however, on two memorials that have been legislatively authorized for development in Capitol Park. Construction of the Firefighters Memorial is expected to be completed in April 2002 and the design of the World Peace Rose Garden is underway. A third authorized memorial, the Mexican-American War Memorial, is in the early planning stages.

1. INTRODUCTION

In July 1997, the Director of the DGS approved the updated Capitol Area Plan, which, by law, is the official state master plan for development in the Capitol Area. The Plan provides for the orderly development of the state's office facilities on state-owned land in a statutory defined geographic area (between 5th/17th Streets and L/R Streets) to the south, east, and west of the State Capitol Building and Capitol Park. The DGS is responsible for the administration of the Plan, including updates, as required, and also retains responsibility for the implementation of the office and parking elements in the Plan. CADA, a state-city joint powers authority, retains the responsibility for the implementation of the housing and retail-commercial elements of the Plan.

Other groups with roles in Capitol Area planning include the Capitol Area Committee, which was formed in 1977 to advise the Director of the DGS on planning issues and activities in the Capitol Area and to ensure public interests are represented in the planning process. At the same time, and to support this effort, the Capitol Area Technical Advisory Committee was formed to provide the Capitol Area Committee with technical input on Capitol Area issues. The DGS and CADA work closely with the Capitol Area Committee and the Technical Advisory Committee on every aspect of the planning, reporting, and implementation of the Capitol Area Plan. These committees meet regularly in public meetings. The Capitol Area Committee generally meets monthly throughout the year. The Technical Advisory Committee now meets quarterly in the months of January, April, July, and October of each year. Background and other information concerning these two committees may be found in Appendix A in this report.

The Director of the DGS approved an update to the Capitol Area Plan in July 1997, after a series of significant planning and legislative initiatives, which are described in the chart on page 2.

Section 8164 of the Government Code requires the DGS to report annually to the Legislature with regard to the progress made in the implementation of the Capitol Area Plan. The last Progress Report was issued in January 2001 and it reported on activities in 2000. This January 2002 Progress Report provides a general overview of activities since the last Progress Report, with a focus on the year 2001 time period.

Capitol Area Planning Background

Urban Land Institute study of the state office program in Sacramento – April 1995

Recommendations of the panel included:

- The state should begin immediate development of one or two million square feet of state office space.
- State-owned land in the area north of Q Street in the Capitol Area should be the state's first priority for locating downtown office space, with the Central Business District being the second priority.
- Programs requiring very large floor plates or having no programmatic need to be near the Capitol would be appropriately located outside the downtown area.

Master Planning Studies – Spring 1996

The DGS and CADA conducted a three-month coordinated planning effort resulting in Capitol Area master planning studies for office and parking development, and housing and retail development. These studies assessed alternative development opportunities, consistent with existing statutory objectives of the Capitol Area Plan. In addition to conceptual massing drawings for office, parking, housing, and retail development, a three dimensional massing model was also developed.

Government Code Section 11011.21 (Senate Bill 1770 [Johnston] [Ch. 193, Stats. of 1996])

Based on the master planning studies, this legislation directs the DGS to update the Capitol Area Plan, prepare an Environmental Impact Report (EIR), develop a Comprehensive Facilities Plan for the East End, and update the Sacramento Regional Facilities Plan.

1997 Capitol Area Plan – July 1997

After numerous community presentations and a public hearing, the DGS approved the 1997 Capitol Area Plan and certified the EIR. Additional legislation, which is significant to the implementation of the Capitol Area Plan, was enacted after the approval of the update. This includes the following:

Government Code Section 8169.5 (Senate Bill 1270 [Johnston] [Ch. 761, Stats. of 1997])

Authorizes the development of approximately 1.47 million GSF or approximately 1.13 million net square feet (NSF) of office space in the East End area to consolidate headquarters operations of the Departments of Education, Health Services, and General Services.

Government Code Section 8169 (Assembly Bill 666 [Ortiz] [Ch. 262, Stats. of 1997])

Provides authority to the Director of the DGS to sell state-owned land in the Capitol Area to CADA to stimulate timely development to meet the goals set forth in the 1997 update of the Capitol Area Plan.

Government Code Sections 13332.19 and 14661 (Senate Bill 776 [Johannessen] [Ch. 252, Stats. of 1998])

Authorizes the Director of the DGS, when authorized by the Legislature, to use the design-build procurement method for a specific project.

Government Code Section 8169.5 (Assembly Bill 883 [Committee on Rules] [Ch. 625, Stats. of 1999])

Requires the DGS, if it proceeds to acquire the East End Complex facilities on a design-build basis, to provide the Legislature, beginning on July 1, 1999, and every three months thereafter, with a status report on the design-build approach and a final report when the facilities are completed. The legislation also provides that project costs for these facilities may include payments for actual moving and related expenses for the Francis House in Sacramento in an amount that may not exceed \$120,000.

The 1997 Capitol Area Plan maintains and advances the nine objectives established by statute in 1977. The Plan envisions development of a specific program for locating state offices, parking facilities, commercial, and residential developments, and other improvements on state-owned land surrounding the Capitol. The Plan contains nine specific statutory objectives that set the tone and the focus for the future of the Capitol Area. These nine objectives relate to the following elements:

- Land Use
- State Offices
- Housing
- Transportation and Parking
- Open Space and Public Amenities
- Development of the Community
- Energy Conservation
- Relationship of the State to Local Governments
- Administration of the Plan

A set of planning principles presented in the 1997 Capitol Area Plan outlines the planning direction to implement the objectives. A more specific series of action items identify recommended actions to carry out the Plan's objectives and principles and are contained in the 1997 Capitol Area Plan Implementation Program.

The format of this Progress Report has been designed to correlate with the action items as they are listed in the 1997 Capitol Area Plan Implementation Program. These action items set various time frames, ranging from one to five years, or on an ongoing basis to address specific Capitol Area Plan issues. To provide continuity, it is intended that each year's Progress Report will provide the status of each action item as set forth in the Implementation Program.

The Sacramento Regional Facilities Plan determines overall state office needs in the region, including the Capitol Area; therefore, this Progress Report will not report on the status of specific state office facility priorities. The latest Sacramento Regional Facilities Plan was developed in 1997. An update was published in December 2001.

2. LAND USE

Objective

To establish patterns of land use in the Capitol Area which are responsive to the goals of the Capitol Area Plan, which provide for flexibility in meeting future state needs, and which protect the state's long-term interest without inhibiting the development process.

Principles

- Use the Capitol Area Plan as the official master plan for land use and development on state-owned land in the Capitol Area, and a flexible guide for development.
- Develop the Capitol Area as a vibrant mixed-use neighborhood of office, residential and supporting commercial uses; and as an integral part of the downtown Sacramento community. Maintain a balance of uses and activities in the Capitol Area.
- Consider transit accessibility, protection of the State Capitol's prominence, and linkage to surrounding neighborhoods in the location, intensity, and design of development.
- Provide for development of residential uses, with a variety of housing types, including ownership and rental opportunities.
- Allow the DGS the flexibility to either maintain state ownership of land, or lease or sell property to more successfully implement the Capitol Area Plan objectives and manage state assets efficiently.
- Work with local agencies to ensure that local plans for use of non-state-owned land within the boundaries of the Capitol Area are compatible with the Capitol Area Plan.
- Retain the opportunity to locate the Governor's Residence within the Capitol Area.

Status of Action Item

A. Review proposed development on individual sites for consistency with Capitol Area Plan land use designations. Consult and review with the Capitol Area Committee and Technical Advisory Committee on consistency.

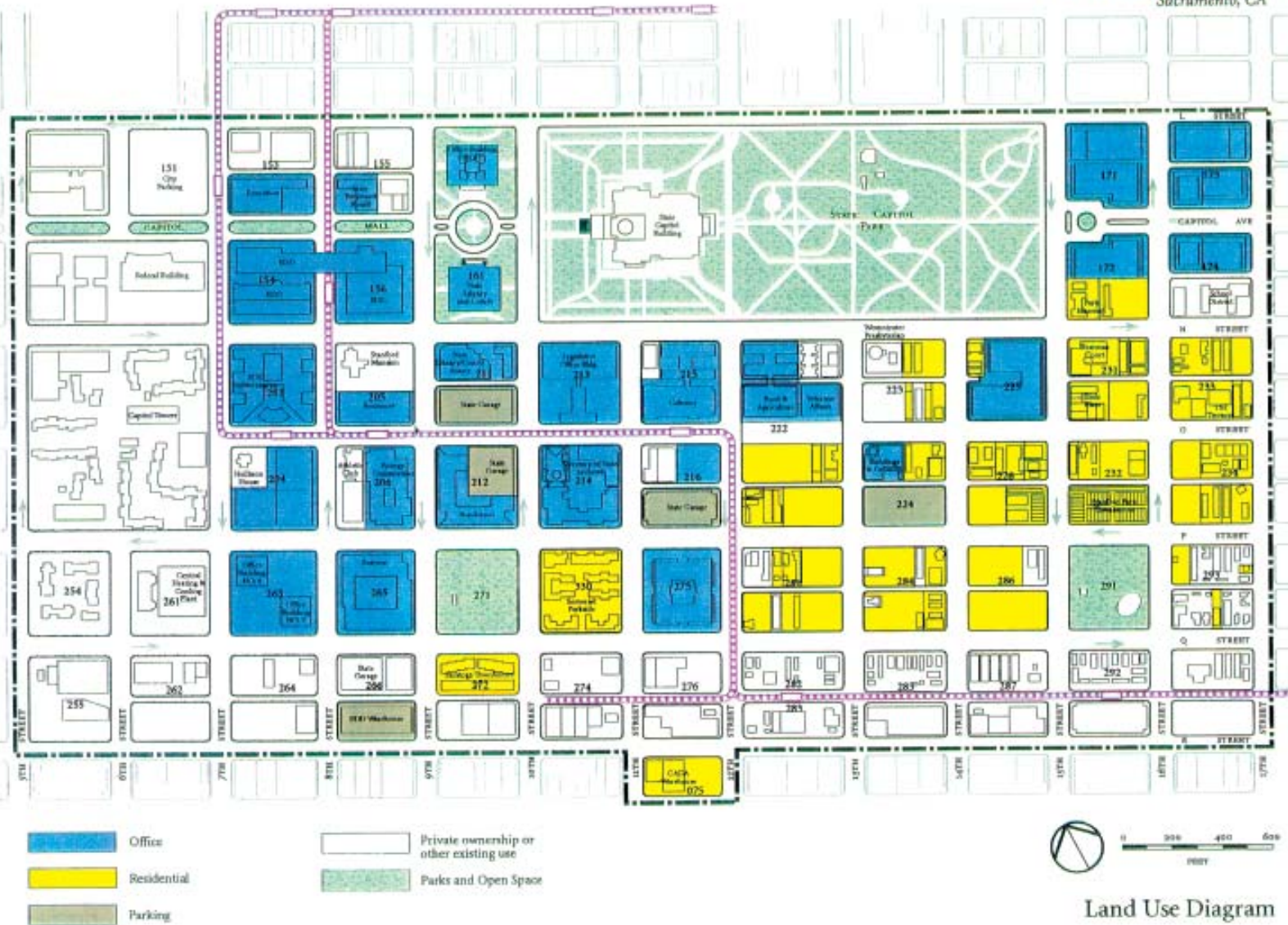
Under the terms of Government Code Section 8160 et seq., the primary responsibility for this action item and for the overall administration of the Capitol Area Plan is vested in the DGS and its Director. The DGS staff has been working with the staff of CADA to achieve a vibrant mixed-use community that will serve as an integral part of downtown Sacramento's landscape. In this regard, the DGS concentrates upon state office and associated parking development and CADA concentrates upon the residential and commercial aspects of the Plan. With the 1997 update of the Capitol Area Plan, the state is committed to maintaining a broad land use policy that includes both flexibility and stability for the development process. The map on page 6 contains the land use diagram illustrating the land use pattern on state-owned land that will occur with the Plan implementation. The office, housing, parking, and open space designations remain as approved in the 1997 Capitol Area Plan.

The Capitol Area Plan Progress Report for 2000 included information on the activities of the Governor's Permanent Residence Commission, which met between November 1999 and July 2000. The Commission was created by Senate Bill 1091 (Ortiz) (Ch. 732, Stats. of 1999) to provide the Governor and the Legislature with recommendations for the location and construction of a suitable and permanent residence for future Governors and first families of California. The Commission recommended the following two sites on state-owned land in the Capitol Area for further consideration by the Legislature:

- Legislative Office Building (LOB) site - Block 213 between 10th/11th Streets and N/O Streets.
- Employment Development Department Headquarters site - Block 156 between 8th/9th Streets and Capitol Mall and N Street.

The Commission's existence ended on June 30, 2000, per the enabling legislation. Development of a permanent residence on either of these sites could have an effect on land use in the Capitol Area, however, no further action has been taken by the Legislature regarding the Commission's findings.

CAPITOL AREA PLAN Sacramento, CA



3. STATE OFFICES

Objective

To provide offices and related services to meet present and future space requirements for the State of California near the State Capitol and in the context of metropolitan Sacramento, in the most cost effective manner.

Principles

- Use the Capitol Area Plan as the master plan for state facility development on state-owned land in the Capitol Area.
- Identify and protect opportunity sites for development of state offices in the Capitol Area.
- Ensure that building massing for office development enhances the Capitol Area's urban character, respects and maintains the State Capitol Building and Capitol Park as the focus of the Capitol Area, and provides adequate transition to the surrounding neighborhoods.
- Use the state's Regional Facilities Plan for Sacramento to determine overall state office needs in the Capitol Area and central Sacramento.
- Consolidate agencies for which proximity to the State Capitol and other facilities and activities in the Capitol Area is appropriate.
- Intensify office space use on underutilized sites or in aging state facilities through renovation of existing buildings or through redevelopment.

Status of Action Items

A Maintain the identified program for office development and building massing.

The DGS continues to work within the context of the 1997 Capitol Area Plan for the planning and development of state office space in the Capitol Area. This official master plan identifies state-owned land designated for state office development on eight separate blocks within the Capitol Area. These sites are projected for the development of a total of approximately 2.82 million GSF of new office space. Approximately 1.3 million NSF is under construction on five blocks in the East End Complex area including Blocks 171-174 (15th/17th Streets, L Street to alley between Capitol Avenue and N Street) and Block 225 (14th/15th and N/O Streets); the remaining 1.35 million GSF is projected for the future on Block 204 (7th/8th and P/Q Streets), Block 213 (10th/11th and N/O Streets), and Block 275 (11th/12th and P/Q Streets). Additionally, the state-owned portion of Block 266 (8th/9th and Q/R Streets) is designated for a parking garage. The office opportunity sites are shown on the map on the following page. The scope of development provided for in the Capitol Area Plan is shown in the table below.

Capitol Area Plan Office and Parking Opportunity Sites

	BLOCK 204	BLOCK 213	BLOCK 275	BLOCK 266	TOTAL
SF of Site Area	85,400	51,200	106,400	52,300	295,300
GSF of Office Space	628,000	268,000	454,600		1,350,600
NSF of Office Space	471,000	201,000	340,950		1,012,950
Floor Area Ratio	7.4:1	5.2:1	4.3:1		
Stories	18	8	6		
Parking Standard	1.1 per 1,000 GSF	1.1 per 1,000 GSF	1.1 per 1,000 GSF		
Parking to be Provided	355 spaces	350 spaces	501 spaces	720 spaces	1,926 spaces
Property Owner	DGS, EDD, Private Owner	Legislature	DGS, Caltrans, Private Owner	DGS, Private Owner	

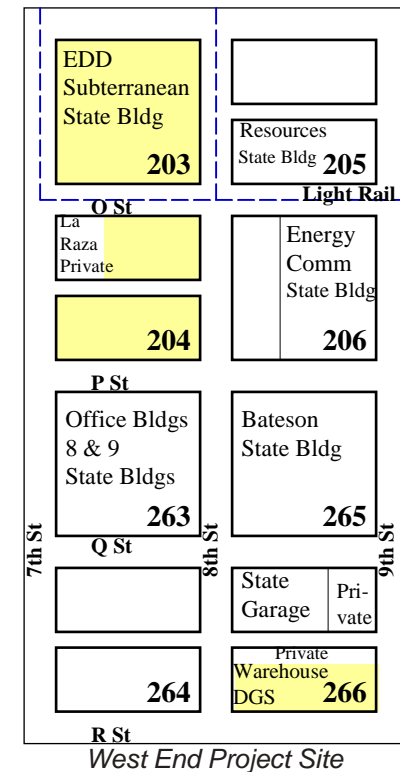


Office Development Sites on State-owned Land

In June 2001, the DGS completed a facilities study to analyze the feasibility of developing 1.3 million GSF (1.0 million NSF) of state office space at the west end of the Capitol Area on a two block site that includes Block 204 and the adjacent Block 203 to the north. This DGS-owned Block 203, designated office by the Capitol Area Plan, is currently improved with a one-story below-grade office building, often referred to as the subterranean building. The current tenant in this building is the Employment Development Department. In addition, an 800 space garage would be constructed on the south half of Block 266 (8th/9th and Q/R Streets) to provide additional parking to serve these office facilities. On October 10, 2001, Governor Davis signed Senate Bill 809 (Ortiz) (Ch. 672, Stats. of 2001), which authorizes the development of these two office buildings and associated parking. This \$391 million project expands the existing state office campus in the Capitol Area with the opportunity to construct a signature building complex in the west end. It will provide additional consolidation opportunities for agencies requiring a downtown location, advancing the implementation strategies of the 1997 Sacramento Regional Facilities Plan and the Capitol Area Plan.

The Block 204 office and Block 266 parking developments were included in the July 1997 Capitol Area Plan and certified Environmental Impact Report. Block 204 is presently improved with paved parking and the La Raza Building (Heilbron House). The state's 2000/01 Budget Item 3790-302-001 included an appropriation of \$1.2 million for the Department of Parks and Recreation to purchase and rehabilitate the Heilbron House, which would then house the State Office of Historic Preservation in the Department of Parks and Recreation. Senate Bill 809 provides that the cost for the West End Project shall include the cost of rehabilitating and may include the cost of relocating the Heilbron House. Block 266 is now improved with the old Employment Development Warehouse that was declared surplus and purchased by the DGS along with some private paved parking. Since no housing is located on any of the project blocks, housing will not be displaced by the project. The 1997 Plan did not study the opportunity to reuse underutilized state property like Block 203; however, it does suggest the possibility of examining underutilized Capitol Area sites, including Block 203, for redevelopment and renovation potential. Additional environmental review will be necessary prior to initiating the West End Project, which has the following development scope.

	BLOCK 203	BLOCK 204	BLOCK 266	TOTAL
GSF of Office Space	450,000	890,000		1,340,000
NSF of Office Space	336,000	664,000		1,000,000
Stories	11	22	7	
Parking Provided	270 spaces	270 spaces	800 spaces	1,340 spaces





Map No.	Building
1	BOE HQ Building 450 N Street
2	Office Building 8 714 P Street
3	Office Building 9 744 P Street
4	EDD Solar Building and Annex 751 N Street
5	Education HQ Bldg 721 Capitol Mall
6	State Personnel Board Building 801 Capitol Mall
7	EDD HQ Building 800 Capitol Mall
8	Resources Building 1416 Ninth Street
9	Energy Commission Building 1516 Ninth Street
10	Bateson Building 1600 Ninth Street
11	Jesse Unruh Office Building 915 Capitol Mall
12	Stanley Mosk Library & Courts Building 914 Capitol Mall
13	Library Annex 900 Ninth Street
14	Blue Anchor Building 1400 Tenth Street
15	Bonderson Building 901 P Street
16	Cal-EPA Building 1001 I Street
17	State Capitol 1000 L Street
18	Legislative Office Building 1020 N Street
19	Secretary of SL/Archives Bldg. 1500 Eleventh Street
20	Transportation HQ Bldg 1120 N Street
21	Food & Agriculture Building 1220 N Street
22	Food & Agriculture Annex 1215 O Street
23	Veterans Affairs Building 1227 O Street
24	CADA Building 1304 O Street
25	Dept of Justice HQ Building 1300 I Street
26	Lincoln Plaza (CALPERS HQ) 400 P Street

State Office Buildings in
Downtown Sacramento

Of the remaining two office opportunity sites, the south half of Block 213 is the site of the former Legislative Office Building Annex that was demolished in fall 1999 because the cost to seismically upgrade the structure could not be justified. Since the demolition, the half block has been paved and landscaped as a surface parking lot for legislative staff employees. Future development on this site would be under the direction and ownership of the State Legislature. Under the Capitol Area Plan, the site has been projected for the development of a total of 268,000 GSF of office space; however, no specific development project has been proposed or authorized. Also, no project has been proposed for the remaining office opportunity site on Block 275. The 1997 Sacramento Regional Facilities Plan recommends this site be used to meet the consolidatable office space needs for the Department of Transportation with 454,600 GSF of office development.

The new Joe Serna, Jr. CalEPA Headquarters Building, at 10th and I Streets in downtown Sacramento, was occupied in late 2000 by state employees from various leased and state-owned locations. The state leases the building from the City of Sacramento to house 3,500 employees in the 950,000 GSF (760,000 NSF) building. At the end of the long-term lease, the state has the option of purchasing the entire property for the sum of one dollar.

Several state-owned office buildings will be fully or partially vacated in the Capitol Area as a result of the completion of the Joe Serna, Jr. CalEPA Headquarters Building and with the completion of the East End Complex. This will provide an opportunity to examine the potential for rehabilitation and renovation of these vacated buildings, some of which are as much as 50 years old. These buildings and their approximate square footages are as follows:

- Bonderson Building, 901 P Street, 102,000 NSF
- Education Building, 721 Capitol Mall, 110,000 NSF
- Office Buildings 8 and 9, 714-744 P Street, 402,000 NSF

The development authorization of the West End Project offers a potential opportunity for the renovation and backfill of the 490,000 NSF Resources Building located at 1416 Ninth Street. The recently completed Capitol Area West End Facilities Study examines the feasibility of moving the departments located in the Resources Building from 1416 Ninth Street and from their existing dispersed leases to the proposed West End Project. This scenario would essentially consolidate the Resources Agency and will allow for a



*CalEPA Building
1001 I Street*



*Education Building
721 Capitol Mall*

needed full renovation of the Resources Building in a more cost effective and efficient single phase. There are a number of state agencies currently in leased space with downtown location requirements that could backfill the Resources Building after renovation. Additional information concerning the changes in office space availability and the backfill program is included in the 2001 Sacramento Regional Facilities Plan Update.

Work is currently underway to repair the damage to the State Capitol caused when a tractor trailer truck crashed into the South Portico in January 2001. The collision and subsequent fire damaged areas including the Senate Chamber, members' offices, and public rooms on the first floor. The basement suffered from water intrusion. All interior spaces have been fully repaired and reopened but there is still restoration work necessary to the granite façade. Structural damage sustained to the South Portico has been repaired except for delivery and installation of new carpet in the historic rooms and scaffolding is still in place in the rotunda for cleaning of the interior dome area. This work should be completed in summer 2002. The replacement granite was retrieved from the banks of the American River near Folsom Prison where it had been used as bank riprap. Total cost for the repair and restoration efforts is estimated to be approximately \$16.5 million.

The appearance of state office buildings on Capitol Mall was improved with the painting of three DGS-owned buildings, completed at the end of 2000 at a cost of approximately \$970,000. The buildings, housing the Employment Development Department at 722/800 Capitol Mall, the Department of Education at 721 Capitol Mall, and the State Personnel Board at 801 Capitol Mall, were treated to a new color scheme that coordinates and complements the three buildings. The repainting followed a \$13.7 million seismic upgrade in the Employment Development office complex.

An emergency repair project is currently underway in the Bateson Building at 1600 Ninth Street to repair damage to the atrium roof structure. Temporary weatherproofing was completed in September to prevent rain from entering the building through the atrium roof and to stop additional water damage to the gluglam beams supporting the atrium roof structure. The design work to correct the atrium structure and leaks is currently in progress. The design phase should be completed by the end of October, with the construction phase to commence in November. Construction should be completed by summer 2002.



*State Capitol South Portico
Repair*



*State Personnel Board
801 Capitol Mall*

B. Maintain the East End site office development priorities articulated in Chapter 193, Statutes of 1996:

- **Office facilities on Blocks 171-174 and 225; and**
- **Supporting parking on Block 224.**

Last year's Capitol Area Plan Progress Report reported on the spring 2000 groundbreaking for the East End Complex, which was authorized by Senate Bill 1270 (Ch. 761, Stats. of 1997) (Johnston) in October 1997. The legislation enabled the development of approximately 1.6 million GSF or 1.3 million NSF of office space with below-grade parking and a 245,400 square feet (SF) parking structure, a child care facility, and approximately 18,800 SF of retail space on five blocks and a separate 250,000 GSF parking garage on one block, as shown on the project map on the following page. The total employee occupancy in the offices is estimated to be 6,000 persons. The five office buildings will range in heights from three to seven stories. Construction and other costs of the office buildings on Blocks 171-174 and Block 225 is \$380,000,000. The total cost of the garage completed on Block 224 was \$11,086,000. The 6,500 SF of commercial space on the first floor of the Block 224 garage was leased for CADA's administrative offices in February 2000.



Art Deco Apartments In Transit

Johnson Fain Partners of Los Angeles was selected in March 1998 as the master architect to develop preliminary plans, design criteria, and a bid package for the entire East End Complex. A contract was awarded in early December 1999 to Clark/Gruen Design/Build, Inc. for the office structures to be built on Blocks 171-174 and to Hensel Phelps/Fentress Bradburn for the office structure to be built on Block 225. The design/build agreements were signed and Notices to Proceed were issued in February 2000.

The only improvements to be removed on Block 225 consisted of parking lot paving. However, more extensive improvements were removed from Blocks 171-174 and Block 224. These included two motels, 11 older commercial or office buildings, three apartment structures and several paved parking lots. One of the apartment buildings, the older art deco eight-unit apartment structure located at 1311 15th Street, was moved from Block 172, relocated to the southwest corner of 17th and N Streets, and renovated. An additional ten apartment units were constructed on the site. The move was funded by the East End mitigation funds. In early July 2000, ten 80-year old California Fan Palms were removed from Capitol Avenue within the project to new locations around the perimeter of Capitol Park.



East End Block 225 Aerial

As of fall 2001, the construction project on Block 225 was 73 percent complete, with completion expected in early summer 2002. Installation of the green granite facing and the glazing was completed in September 2001. The construction project on Blocks 171-174 was 43 percent complete, with completion expected in spring 2003. The structural steel will be erected through December 2001. The garage on this site was completed in October 2001 and is used for storage/staging and parking for trades people.

The Department of Education will occupy the office buildings on Block 225 and Block 172. The Department of Health Services will occupy the office buildings on Blocks 171, 173, and 174. The DGS had been intended to be a third tenant in this project. However, due to unexpected staff growth by both Health Services and Education, the DGS was removed as a tenant in late 2000. The DGS' consolidatable office space requirement of approximately 320,000 NSF will be met in a long-term lease of the Ziggurat Building in West Sacramento. Occupancy of the building will occur by the end of 2001.

This East End Complex project will advance the state's asset management goals and office consolidation initiatives and responds to the recommendations contained in the 1995 Study for the Capitol Area developed by the Urban Land Institute Panel. Planning for this project has involved the Capitol Area Committee, the Technical Advisory Committee, local government officials and agencies, state government representatives, community and neighborhood organizations, and private sector representatives. The Capitol Area Committee conducted four public forums during 1998 to seek public input on the East End Complex preliminary design, massing, and site plans.

Discussion on sustainable design features of the East End Complex project is contained in Chapter 8, Sustainable Design and Energy Conservation.



*East End Block 225
August 10, 2000*



*East End Block 225
December 7, 2000*



*East End Block 225
October 10, 2001*



C. Identify and provide appropriate amounts of retail space in office buildings where development programs include ground floor commercial.

The 1997 Capitol Area Plan identifies opportunities for the development of ground floor retail and commercial uses in both state office buildings and parking structures. The DGS works closely with CADA to integrate these commercial services into the fabric of the Capitol Area with the goal to broaden the use of this type of space to time periods beyond state working hours.

The development of the East End Complex provides an opportunity to include ground floor commercial space in a large state office complex. Current plans call for approximately 18,800 SF of retail space throughout the East End Complex. Of this total area, approximately 12,400 SF are expected to be located in the Blocks 171-174 buildings in the vicinity of 17th Street and Capitol Avenue. In addition, approximately 6,400 SF of ground floor commercial space will be located near the northeast corner of 14th and O Streets in the office structure located on Block 225. Retail space in this block will complement the existing 14th and O Streets neighborhood commercial center. Additionally, the new garage structure on the south half of Block 224 has approximately 6,500 SF of commercial space also fronting 14th Street that is occupied by CADA's administrative offices. The West End Project could provide retail development opportunities in the R Street Corridor, if ground floor retail is incorporated into the garage project on Block 266.

4. HOUSING

Objective

To foster housing within the Capitol Area meeting a wide range of income levels and restoring the area to a population consistent with its urban surroundings.

Principles

- Enhance the overall residential environment in the Capitol Area; foster development of neighborhood identity and residential support services.
- Provide for a variety of housing and building types to facilitate development of the Capitol Area as a mixed-income community, and expand ownership housing opportunities.
- Meet the housing needs of individuals and families with a wide range of socioeconomic characteristics, consistent with consideration of existing and potential market conditions.
- Balance retention and renovation of existing housing units, with redevelopment of housing sites. Build new housing where existing buildings are either outdated to the extent that renovation would be economically infeasible, or are functionally obsolete relative to market expectations; or where it is desirable to create larger or more marketable development sites.
- Maintain the supply of affordable housing in the Capitol Area in accordance with requirements of Government Code Section 8193.
- Maintain a program goal to achieve a population of 3,500 in privately and publicly-owned housing in the Capitol Area over the plan horizon.

Status of Action Items

A. Implement the housing development program, with housing unit targets and densities as described in the 1997 Capitol Area Plan, sufficient to achieve a total Capitol Area population of 3,500 residents.

Since its inception in 1978 as a joint powers agency, CADA has had the responsibility for planning, implementing, and managing the housing and related retail/commercial elements in the Capitol Area. CADA was created by a joint powers agreement (pursuant to Government Code Section 8169.4) between the State of California and the City of Sacramento. A volunteer five-member board of directors governs the agency. The State of California and the City of Sacramento each appoint two members to the board of directors. These four directors then select the fifth director. The members as of January 2002 are listed in Appendix B. The daily operation of the agency is under the direction of its executive director, Mr. John Dangberg who assumed his position in January 2001. He formerly was Director of Community Development for the Sacramento Housing and Redevelopment Agency (SHRA).



*CADA Offices
1522 14th Street*

CADA is responsible for managing the housing development for a range of income categories within the Capitol Area, in response to market conditions and priorities as they develop. The statutorily stated goal is to create a viable community of some 3,500 plus residents in both public and privately owned housing and to ensure the availability of retail/commercial facilities to support the residents, employees, and visitors who frequent the Capitol Area. From an organizational standpoint, CADA has four service units. These are: Property Management, Asset Management, Development, and Administrative Services. In terms of personnel, CADA has four executive staff members, 18 administrative staff members, an 11-member maintenance staff, and 12 resident service managers. CADA develops and manages its own budget. While it is a joint powers authority between the city and the state, CADA's main revenue sources come from residential and commercial rents and tax increment revenue from properties within its redevelopment project area. CADA does not rely on the city or the state for any direct operational financial support.

Within the scope of its property management duties, CADA currently manages 752 apartment units in 49 buildings, most of which are state-owned and a few are CADA-owned structures on state-owned property. In addition, CADA manages 32 retail/commercial properties, two service properties, and approximately 634 parking spaces throughout the Capitol Area. Appendix C contains a listing of CADA managed residential properties and Appendix D contains a listing of CADA

managed commercial/retail properties. With the commencement in construction of the East End Complex in 2000, eight of the commercial properties have been removed. However, the square footage for these properties will more than be replaced by approximately 18,800 SF of new commercial space to be provided in the new office buildings in the East End Complex.

During its 23 years of service as a joint powers authority, CADA has overseen over \$70 million in public and private commercial and residential developments on state-owned land in the Capitol Area, including a total of 621 new residential infill units as shown in Appendix E. These new units include 432 units rented at market rates, 151 rented as low income housing units, and 38 hotel units. The Capitol Vue Motel, which was renovated in 2000 and renamed The Inn Off Capitol Park, includes these 38 units. These developments, except the Fremont Building and 1500 Q Street, were constructed under the terms of 60-year land leases from the state. Under the terms of Senate Bill 1770 (Johnston) (Ch. 198, Stats. of 1996), the state has since sold the underlying fee land to the homeowners associations of three condominium projects including Somerset Parkside (1001 - 1035 Q Street), Saratoga Townhomes (900 Q Street), and Stanford Park Townhomes (1515 - 1523 P Street).



*The Inn Off Capitol Park
1530 N Street*

Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997), amending Section 8169 of the Government Code, created a major change in the utilization of state-owned land in the Capitol Area. This bill authorizes the Director of the DGS to sell real property under the jurisdiction of the DGS to CADA by providing CADA with the ability to acquire fee title to the DGS-owned property and, in turn, to resell the property to qualified developers for development of residential and/or neighborhood commercial-retail uses in the Capitol Area. The ability to provide fee title to such property will enhance the development opportunities within the Capitol Area. Since enactment of this legislation, the following sales have occurred:

- Fremont Building site, 16th and P Streets;
- Governor's Terrace Apartment site, 14th and P Streets; and
- Capitol Park Homes site, 12th/14th and P/Q Streets.

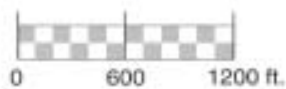


*Governor's Terrace
14th and P Streets*

The map on page 21 shows sites designated for housing development in the Capitol Area. Appendix F outlines CADA's development plans for the period 2002 through 2006. In the year 2000, 51 units were removed as a result of the construction of the East End Complex and 16 additional



- Housing Development Site
- Under Construction
- Capitol Area Plan Boundary
- Light Rail



Housing Development Sites on State-owned Land

units were removed in 2001 and relocated by CADA to facilitate the development of residential units on Blocks 281 and 284. After accounting for all units removed and relocated, a new potential unit gain ranging from 421 to 451 units is projected in Exhibit F for the five-year development period ending in 2006.

Appendix G outlines CADA's development plans for the 2007 to 2011 time period. Approximately 175 to 245 apartment units in the medium to high density categories are projected for completion. These developments will require that some older buildings be demolished to make way for the new. Also, the developments will include some complementary mixed uses on site. It is expected that many of the units projected in the 2007 to 2011 time period will take advantage of the provisions of Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997) and the developers and/or subsequent home buyers will own the underlying land as well as the improvements at project completion.

In 2001, CADA completed two development projects containing a total of 87 apartment units and 12,000 SF of first floor commercial space. A brief discussion of these projects is as follows:

Fremont Building

Construction on this residential and commercial mixed-use project on Block 234 at the northeast corner of 16th and P Streets was completed in May 2001. The project site contains 0.89 acre or approximately 38,800 SF. This land was sold to the developer (Shasta/Downtown Sacramento Mixed-Use Development, LLC) under the terms of Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997) on September 13, 1999. The 12,000 SF of commercial space on the ground floor is occupied by Starbucks, Supercuts, Togos/Baskin Robbins, Nishiki sushi bar, and Hukilau restaurant. There are a total of 69 apartments in the building. Eleven units are provided at low-income rates and 58 units are at market rates. The unit density is approximately 77 dwelling units per acre. The SHRA provided public financing assistance for this project.



*Fremont Building
16th and P Streets*

Seventeenth and N Streets

This property contains a site area of 0.29 acre or 12,800 SF. It is located at the southwest corner of 17th and N Streets on Block 233 and includes the art deco apartment building that was moved from 1311 15th Street (an eight-unit structure within the East End Complex). An additional ten new units have been constructed on the rear of the site. This provided a total of ten new and eight refurbished units for use in the Capitol Area. All of the 18 units are rented at market rates. CADA provided a grant from the East End Complex mitigation funds received from the State of California to help cover the cost of the move and rehabilitation of the older art deco structure. The unit density is approximately 62 dwelling units per acre. In this project, the land is leased under a long-term lease with an option to buy. The project developers are the Seventeenth and N Street Partners. The project was completed in February 2001.



*Relocated Art Deco Apartments
17th and N Streets*

In 2001, CADA had one project under construction for 64 detached ownership residential units and two additional projects in the planning and pre-development state, the latter two projects include a projected total of 198 residential units with some ground floor commercial space in each project. A brief discussion of the three projects is as follows:

Capitol Park Homes

This development is located close to the central core of the Capitol Area on Blocks 281 and 284 on a 3.45 acre or 150,282 SF site located in the two blocks between P/Q and 12th/14th Streets. Construction is underway for 64 for sale, detached single family homes ranging from 1,306 SF to 2,431 SF. The overall unit density will be approximately 18 dwelling units per acre. This land was sold to the developer (Shasta/Downtown Sacramento Single Family Development, LLC) under the terms of Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997) in June 2000.



*Capitol Park Homes
13th and Q Streets*

In order to accommodate this development, two existing state-owned apartment structures were moved to different locations within the two-block area. The four-unit building located at 1201 Q Street was moved a little more than a block away to 1321 Q Street. Additionally, a 12-unit structure was moved from 1223 Q Street to 1326 P Street. These buildings are being remodeled, funded, and operated by CADA. Ownership of these structures will remain with the DGS. Additionally, two privately-owned apartment structures in the project area were purchased by the developer. These buildings, located at 1215 Q Street and 1609 13th Street, were demolished in fall 2000 to make room for the new construction.

Construction commenced in June 2000. Model homes are now completed and the remaining homes are under construction with project completion scheduled for early 2002. Public interest in these new homes has been significant. In December 2000, the developer held a lottery to determine the order for purchase of the first homes. The lottery was established as a result of some 900 respondents to the initial offering. Purchase commitments have been made on all but eight of the units.

CADA Warehouse

This development project is structured around a 1920s vintage brick warehouse that has been owned by the state and leased to CADA for its maintenance operations. The property is located on the north half of Block 075 between 11th/12th and R/S Streets on a site containing 1.18 acres or 51,200 SF. The projected plans call for the development of 107 for sale units on the property, subject to finalization of costs and funding sources. The units will be sold with 76 units at market prices, 20 units at moderate income prices, and 11 units at low income prices. At the present time the unit density is projected at 90 dwelling units per acre. The units in the old warehouse portion will range in size from 1,031 to 2,813 SF.

New construction on vacant portions of the site located at 12th and R Streets and at 11th and R Streets will include live/work lofts and townhouse units ranging in size from 818 to 1,656 SF. The historic three story brick building at the corner of 11th and R Streets will be converted to office space with the possibility of locating retail uses at the ground floor level. As of December 2001, this project is in design development and is scheduled for approval of funding participation by the SHRA. The developer is Regis Homes of Northern California, Inc./Holliday Development. The start of construction is anticipated in late 2002 and to be completed in mid 2004.



CADA Warehouse

Fremont Mews

The most recent CADA project involves the state-owned property within the block bounded by 14th/15th and P/Q Streets (Site 13), the current site of the Ron Mandella Community Garden and a surface parking lot. On May 8, 2001, CADA entered into an Exclusive Negotiation Agreement with H. Williams Advisors, Portland, Oregon; Spinnaker Companies, Stamford, Connecticut; and Carrier Johnson Architects, San Diego. Currently, the proposal includes 95 residential units (11 for sale and 84 rentals), 5,200 SF of neighborhood retail, and 19,200 SF of community garden area on the site. Construction is expected to begin in 2003, with completion in late 2004. To continue the benefits of the existing community garden to the neighborhood, CADA has entered into pur-

chase agreements for acquisition of a site in the South Side Park neighborhood to accommodate a 32,000 SF community garden. The DGS is committed to working closely with CADA to ensure the preservation of all interests, including garden and housing, as predevelopment planning proceeds for this project.

CADA was also involved in 2001 in two other housing projects and has an additional project in planning for 2002. These projects are described as follows:

1500 Q Street

This privately-owned property is located at the southeast corner of 15th and Q Streets on Block 292. The property contained an older retail store building that had residential quarters on the second floor. The structure was partially destroyed by fire several years ago. In 1997, Historic Properties, LLC was formed to act as the developer for the rehabilitation of this property. The structure has two one-bedroom units upstairs and approximately 1,200 SF of retail on the ground floor. In addition, four new loft residential units have been added on the rear part of the lot. CADA provided a grant of \$100,000 (funded by the State of California's East End Complex mitigation fees) used toward the residential component of the project. In addition, the SHRA provided some public financing assistance for this project. The refurbished historic structure and the four townhouse units were completed in the spring of 2001.



1500 Q Street

17th Street Commons

This property, on state-owned land on Block 234 at 17th Street and O/P Streets, was originally developed in 1983 as a limited equity cooperative on a CADA leasehold, with 25 residential units and some commercial space. Recently, the cooperative had financial, operating, and membership problems. In late 1999, the CADA Board of Directors acquired the improvements and manages them as part of its apartment rental portfolio. Since the acquisition, CADA has refurbished and rehabilitated the property, with public financing assistance by the SHRA and the California Housing Finance Agency. The land is owned by the DGS and leased to CADA. The commercial space was converted to four additional apartment units. The additional units raises the total unit count to 29. A total of 12 units (41 percent) are reserved for affordable to low income households. This property is now shown on Exhibit C as a CADA managed property.



*17th Street Commons
17th and O Streets*

East End Gateway

Planning for the future, on March 2, 2001, the CADA Board of Directors, staff, and visitors participated in a strategy workshop. At the workshop, 16th Street, where four sites are designated for housing in the Capitol Area Plan, was identified as the best location for CADA's next development phase. In order to stimulate interest and provide a "vision" for CADA's development goals along 16th Street, CADA intends to issue a Request for Qualifications (RFQ) by the end of 2002, for all four sites as a project to be known as the "East End Gateway". Workshop attendees felt this proposed project would benefit from the foot traffic from the 1.1 million NSF East End Complex, build on the momentum created by the new Fremont Building, and improve the entry image for the Capitol Area and Downtown. This addition would enhance 16th Street as a residential and mixed-use address. Completion is projected for early 2006.

Other Neighborhood Development Projects

Since 1978, CADA has been involved in a number of other development projects that fall in categories that are outside their regular housing and commercial activities. A brief description of these are outlined as follows:

- In 1982, CADA and the state advanced the funds necessary to install additional streetlights throughout the Capitol Area. In this program, CADA funded installations fronting proposed housing sites and the state advanced funds for installations fronting proposed office sites.
- In 1985, CADA provided for the development of the Capitol Athletic Club on state-owned land that was long-term leased from CADA at the southeast corner of 8th and O Streets.
- In 1993, CADA issued \$7.245 million in lease-revenue bonds for construction of the Buildings and Grounds Building on the southeast corner of 13th and O Streets.
- In 1994, CADA issued \$3.03 million in tax allocation bonds that were used to restructure its debt and to fund rehabilitation projects for many older apartment buildings under CADA's management in the Capitol Area.
- Since its inception, CADA has funded a continuous program of building code corrections, Americans with Disabilities Act compliance measures, apartment upgrading, exterior façade improvements, sidewalk repairs, and surface parking lot improvements on properties it manages throughout the Capitol Plan Area.

B. Provide annual updates of implementation of the housing development program, including reference to housing and population targets in accordance with Section 8193(K) of the Government Code.

In 2001, CADA completed 23 years of service to the state, city, and the residents of the Capitol Area neighborhoods. In October of each year, CADA releases its most recent year-end report.

C. Ensure availability of affordable housing in compliance with Section 8193 of the Government Code.

Government Code Section 8193 states that CADA is required to have occupied or make available 25 percent of its units at affordable rents to low income households. This 25 percent requirement applies to existing units until 600 newly constructed units are completed and initially occupied. Once 600 newly constructed units have been completed, the 25 percent requirement applies against all units developed by CADA on land leased to CADA from the DGS.

CADA bases the 25 percent requirement on the total number of units that it manages and/or has developed. The reasons for this are as follows:

- CADA has reached the threshold established in Government Code Section 8193(b) at which the 25 percent mandate must be applied against both existing and newly constructed units.
- CADA applies the 25 percent requirement to units it manages and/or develops because this is consistent with the spirit of its enabling legislation and the intent of Assembly Bill 666 (Ch. 262, Stats. of 1997).

CADA Board Resolution 00-49 which was adopted by the Board on December 15, 2000, states that CADA will meet its 25 percent obligation by directly subsidizing units, utilizing external funding sources to subsidize units it manages, and causing or assisting in the development of affordable units by third parties.

This resolution further states that CADA will consider the impact on the Authority's 25 percent obligation whenever it takes any action that affects housing stock in its Redevelopment Project Area and that it will annually present in its year end stakeholders report actions CADA has taken in the past year to assure its 25 percent obligation is met.

The breakdown of CADA managed and/or developed units is as follows (as of September 2001):

	Subsidized Units	Market Units	Total
CADA Managed Units (existing)	177	385	562
CADA Managed Units (new)	80	110	190
CADA Developed Units (privately owned)	76	341	417
Total	333	836	1,169
Affordable/Market Split	333 affordable	836 market	1,169 total
Percentages	28%	72%	100%

Effective September 1, 2001, CADA entered into a Memorandum of Understanding (MOU) with the Housing Authority of the City of Sacramento that commits CADA managed housing units for the use of Section 8 Voucher Holders and converts current recipients of CADA subsidies to Section 8 Voucher Holders. This MOU is beneficial to the accomplishment of both the City Housing Authority's and CADA's affordable housing programs. The assurance of a continuing housing resource in the Central City for Section 8 Voucher Holders will assist the City Housing Authority in continuing to receive federal funding allocations. The conversion of current recipients of CADA subsidies to Section 8 Voucher Holders will allow CADA to redirect these funds to other programs and projects to increase and improve affordable housing for low income households.

5. TRANSPORTATION AND PARKING

Objective

To develop strategies, patterns and systems of movement into and within the Capitol Area that will provide adequate mobility for people, that will provide adequate parking, and that will enhance the area's environment.

Principles

- Support measures that promote transit and alternative transportation modes to further regional transportation and air quality objectives, while continuing to provide adequate automobile access.
- Maintain a comprehensive transportation demand management strategy to minimize traffic contributions from new and existing development.
- Maintain single-occupancy vehicle trip reduction goals and monitor progress toward their attainment.
- Ensure that the design of new buildings and any open space and street improvements support transportation management measures and facilitate walking, bicycling, and use of transit.
- Provide adequate automobile access and parking to support office and housing development and visitor services, consistent with established standards.
- Consolidate parking in the Capitol Area into structured garages to allow for development of sites that are currently used for surface parking, consistent with their land use designations.
- Accommodate parking demand for state employees and visitors at an appropriate combination of facilities, located both within the Capitol Area and at peripheral locations.
- Maintain parking management strategies for existing and new development that promote the use of alternative transportation modes.
- Examine opportunities for joint use of transportation and parking facilities with local agencies and for regional transportation planning and demand management programs.

Status of Action Items

Transportation Systems Management Plan

A. Undertake steps to implement the Transportation Systems Management Plan.

At the end of 2000, the DGS began work to develop a Capitol Area Transportation Systems Management Plan (TSMP) as identified in mitigation measures for the Environmental Impact Reports for the Capitol Area Plan and the East End Complex. This TSMP will address increasing state employee commute alternatives, along with evaluating the overall existing and future parking demand for state office facilities in the Capitol Area, the cumulative parking demand for other state-owned/leased facilities in downtown Sacramento, and potential improvements in transit service to this area.

Elements of the TSMP will include, but are not limited to:

- Identification of opportunities to improve commute alternatives with the development of joint commuter dedicated and intra-city campus style shuttles;
- distribution and analysis of a state employee transportation survey that addresses commuter habits, work locations, and existing incentives to use alternatives to conventional transportation;
- assessment of improvements to conventional transportation alternatives such as bicycles, compressed natural gas-fueled shuttles, joint state/Regional Transit shuttles, commuter-dedicated buses, and an evaluation of current routes, capacities, and funding for the alternatives;
- development of feasible strategies to increase carpool, vanpool, and transit usage;
- assessment of existing and future cumulative demand for parking;
- assessment of the structure and market of parking rates;
- assessment of the need and opportunities for visitor parking;
- identification of parking structure opportunities and their respective costs; and
- assessment of the opportunities to develop plans for joint parking facilities with other public agencies.

Once the Management Plan is in place, it will be applicable as further development occurs in the Capitol Area.

B. Review commute mode patterns for state employees, referring to items identified in the TSMP Program.

In May 2001, the DGS conducted a survey of all state employees working in the Sacramento downtown area about commute choices, downtown traffic circulation, and parking. With the cooperation of 120 agencies and departments and their employees, responses were received from over 15,000 employees. Results of the survey are posted on the survey website, www.stateyourmode.ca.gov.

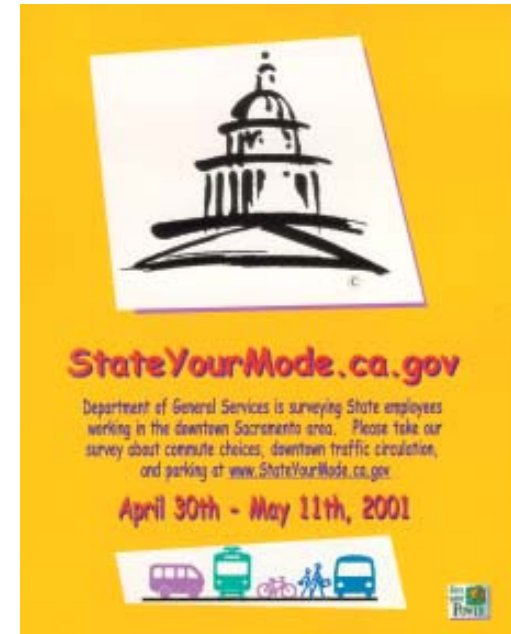
Preliminary findings from the survey responses include the following highlights:

- A majority of the respondents do not drive to work alone.
- Most cite the high cost of parking within the downtown region as the main reason they choose to use public or mass transit.
- Close to 7 out of 10 surveyed said they would try transit options if they could use a free shuttle to their worksite.

The transportation survey data presents valuable information that will be used for the development of the Capitol Area TSMP. It is expected that once the plan is active, similar surveys will be conducted periodically to assess the effects of Capitol Area development (including downtown development and the extension of the light rail system) on commute habits.

C. Upon completion of two full years of implementation of the TSMP Program, ascertain if targeted programs are needed for specific development projects or agencies in the Capitol Area.

This review is expected to occur within the identified timeframe.



Parking

D. Maintain the parking standards for new state office buildings as identified in the 1997 Capitol Area Plan Implementation Program.

The Capitol Area Plan has established reasonable parking standards for new office developments that range from 1.10 to 1.35 parking spaces for each 1,000 SF of gross office area. Parking planned for the East End Complex includes:

Blocks 171 –174 – approximately 1,430 spaces

Block 225 – underground parking with 213 spaces

Total – approximately 1,643 spaces

In addition, the parking garage on Block 224, which was completed in early 2000, contains 753 spaces. An additional garage with 800 spaces is proposed for construction in Block 266 as part of the West End Project.

It should be noted that when the parking standards were established for the 1997 Capitol Area Plan, a 50 percent replacement assumption was established for displaced surface parking on the sites that were identified for office development. Government Code Section 8169.5 mandates, for the East End Complex project, 100 percent replacement for the surface parking. This factor will require that the DGS examine other alternatives to meet any unmet state employee parking demand from the East End Complex, including the use of additional peripheral parking. This issue will be studied during development of the TSMP.

The TSMP will include a parking strategy for state facilities in downtown Sacramento. A study was conducted during the spring and summer of 2001 to identify the current parking supply for state-owned and leased facilities, parking rates, and level of utilization. This information will be used to assess current and future parking needs and supply, identify parking structure development opportunities, and examine opportunities with other public agencies for joint parking facilities. The next Capitol Area Plan Progress Report will contain more detailed information on this effort.

- E. Ensure a coordinated program for parking facility construction, ensuring that parking standards are maintained during the course of implementation of the Capitol Area Plan development program.**

As directed by Senate Bill 1270 (Johnston) (Ch. 761, Stats. of 1997), the parking garage on Block 224 was completed before the beginning of construction of the East End Complex. Parking associated with the project on Blocks 171-174 and Block 225 will be available for use at the time of occupancy of the state office buildings.

- F. Explore opportunities to expand use of the DGS' parking facilities by visitors in evenings and on weekends.**

The Capitol Area Committee and the Technical Advisory Committee have endorsed the concept of using state parking facilities during nonworking hours. In addition, a Memorandum of Understanding, dated December 11, 1998, between the DGS and the City of Sacramento provides that the DGS will work with the city on the logistics of shared use, during the evening hours, of the parking facilities on Blocks 171-174 of the East End Complex. A Joint Use Task Force was established to pursue this and other joint use issues for the East End Complex.

Bicycle Circulation

- G. Use the state's bicycle route planning map as identified in the 1997 Capitol Area Plan Implementation Program, to be implemented at opportune times of street repair and construction.**

The City of Sacramento presently has an extensive bicycle route system in place in the midtown, downtown, and the Old Town Sacramento areas. As development occurs in the Capitol Area, safe bicycle routing will be phased in to coincide with street repair and development that is required for the Plan's office and infrastructure expansion. It is expected that bicycle routing in the Capitol Area will tie in with future plans for Capitol Park that will be developed as part of the Capitol Park Master Plan. In addition, bikeways in the Capitol Area will help to establish a closer relationship with surrounding neighborhoods.

H. Explore the feasibility of establishing shared bicycle parking and shower hubs in parts of the Capitol Area to serve existing as well as new buildings.

Bicycle parking and available shower and dressing facilities are planned for the new tenants in the office development in the East End Complex. Currently, 160 bicycle parking spaces are shown in the East End Complex plans (100 spaces on Block 173 and 60 spaces on Block 225). Also, a total of 17 men's and 17 women's shower/locker rooms will be provided in the complex. These facilities will be distributed throughout the complex, with five units each in the Block 173 building, seven units each in the Block 174 building, and five units each in the Block 225 building. It is expected that the DGS will continue to provide these features in all new office developments and, as appropriate, in the future remodeling and rehabilitation of existing office buildings in the Capitol Area.

6. OPEN SPACE AND PUBLIC AMENITIES

Objective

To develop within the Capitol Area a network of attractive and convenient open spaces and access routes in order to improve the environment for workers, residents and visitors, and to encourage a favorable response to alternatives for moving within and using the resources of the Capitol Area.

Principles

- Protect the historic value and role of the Capitol Park as an arboretum and a public gathering space.
- Incorporate open space features into new office facilities and housing developments.
- Use the opportunity provided by development of the Capitol Area's east end to create an eastern entrance to Capitol Park and the Capitol Area.
- Ensure a streetscape that enhances the Capitol Area's identity and sense of place, is responsive to the needs of pedestrians and the requirements of adjacent activities, and orients visitors to destinations and services within the Capitol Area.
- Promote safety and security in open spaces and public areas, such as streets, for residents, employees and visitors, through design guidelines and planning and operations processes.

Status of Action Items

A. Improve the Capitol Area's open space system in accordance with the implementation program described in the 1997 Capitol Area Plan Implementation Program.

Opportunities to enhance the Capitol Area's open space amenities will accompany the development of the new East End Complex. Current plans call for a revision of Capitol Avenue between 15th and 17th Streets to present a parkway setting transitioning from Capitol Park to the midtown area. Through the use of building setbacks and street widening, together with appropriate landscaping, it will be possible to visually connect the new office complex/site to the Park. In addition, there are provisions to use building setbacks and appropriate landscaping, trees, and other street improvements and furniture to take advantage of open space opportunities throughout the East End Complex.

The East End Complex includes an art program to integrate art throughout the project that reflects the creativity, vitality, and diversity of the State of California and the design and architectural goals of the East End Complex. An Art Selection Panel, consisting of the State Architect, a museum director, an artist, an arts advocate and museum board member, and the director of a major cultural institution, working with an art consultant, identified the following opportunities for public art installations:

- Capitol Avenue Plaza
- Etched elevator doors for each lobby of the five buildings
- Block 171 Mural in the L Street lobby entrance
- Block 172 Pre-function auditorium area seating
 - Two-story pre-function area hanging artwork
 - Second level galleria paintings
 - Terminating wall of the elevator lobby
- Block 173 Lobby sculptures
 - Parking garage grillwork along L and 16th Streets
- Block 174 Lobby light sculpture
 - Terminating wall of the elevator lobby
- Block 225 Lobby artwork
 - Pocket park
 - Childcare fence grillwork along O Street
 - Tile mural in the child care facility
- 15th Street functional seating sculptures



*Art Opportunity Site on
L Street Parking Garage*

Artists were solicited in spring 2001 through an announcement of public art opportunities and design agreements have been executed with the selected artists. In September 2001, the Capitol Area Committee was briefed on the design concepts for four of the projects:

Capitol Avenue Plaza – Artists Lita Albuquerque and Mitchell de Jarnette
Block 225 Pocket Park – Artist Cliff Garten
Garage grills – Artist Victor Mario Zaballa
Child care fencing – Artist Gale McCall

Progress on the development of the Capitol Park Master Plan was suspended in early 2001, after the January truck crash into the State Capitol so that state officials could assess the implications that any resulting security measures would have on Capitol Park and its master plan. Development of the master plan will be a two-year effort that will result in the adoption of a plan to guide future land use and maintenance decisions for Capitol Park. The scope includes the entire Capitol Park (as recognized in statute), extending from 9th Street on the west to 15th Street on the east. In October 1999, the DGS announced that the San Francisco landscape architectural firm of Royston, Hanamoto, Alley and Abbey had been chosen to develop the master plan for Capitol Park. In spring 2000, the DGS selected EIP Associates to be the environmental consultant for the master plan. A policy committee was established to provide guidance during development of the master plan. Al Dreyfuss was appointed to be the Capitol Area Committee representative on the policy committee.

During 2001, the Capitol Area Committee was briefed on two memorials that have been legislatively authorized and are currently being planned for Capitol Park: The World Peace Rose Garden to be located on the west side of 15th Street south of L Street on the present rose garden site; and the Firefighters Memorial to be located at the southeast corner of the 13th Street driveway and center pathway in Capitol Park. Both memorials will require separate environmental review, the DGS will be the approval authority on these projects, and all changes will be made in accordance with the DGS' recommendations and requirements. The Negative Declaration for the Firefighters Memorial was circulated for public review in fall 2001. Construction is expected to begin once all of the appropriate approvals are finalized and to be completed in April 2002. A third memorial that has been authorized, the Mexican-American War Memorial to be located on the west side of 10th Street at its intersection with the Capitol Mall Circle, is not far enough along in the development process to be presented to the Capitol Area Committee.

Another open space feature in the Capitol Area will be preserved on Block 286 (14th/15th and P/Q Streets) with the retention of 19,200 SF of community garden as part of the proposed Fremont Mews development. An additional 32,000 SF of community garden will be located on an additional site to be acquired.

B. Develop a comprehensive signage program for the Capitol Area prior to commencement of street improvement activities.

It is expected that the development of the streetscapes in the East End Complex will offer an opportunity for the DGS to work with CADA, the City of Sacramento, and other local entities on developing a coordinated signage program to serve the needs of a wide variety of visitors and to guide them to agency locations, historic focal points, and other points of interest in the Plan area. The program will also call attention to important streets, bikeways, transit stops, parking facilities, and other points of interest in the Capitol Area. The State of California (DGS and Department of Parks and Recreation) has been included as a primary stakeholder in the development of a Central City Wayfinding System under development by the City of Sacramento and the Downtown Sacramento Partnership. This program is intended to create a uniform and comprehensive system to efficiently direct travelers to and from major destinations in the Central City. If funds are available, application of the program could be expanded throughout the Capitol Area to ensure consistency in signage with other areas in the Sacramento Central City.

C. Develop streetscape improvement plans for priority streets, consistent with the open space and amenities implementation program, in the context of new development activities.

The DGS will be working with the City of Sacramento and utility and service providers to initiate changes in the streetscapes surrounding and within the East End Complex, especially for Capitol Avenue as it extends through the East End Complex from 15th to 17th Streets. As a mitigation measure, historic replica street lights will be installed on Capitol Avenue and the surrounding streets around the entire complex. In addition, these lights will be installed on 16th Street between the complex and the light rail station on R Street and along O Street between the Block 225 building and the light rail station between 11th and 12th Streets. Additionally, there will be opportunities to bring the streets fronting the development into an integrated layout of landscaping, tree planting, open space, and sidewalk amenities that will be attractive to pedestrians. At the same time, the streets will continue to maintain their functionality as traffic thoroughfares. Similar considerations will be given by CADA during the development of residential and commercial projects.

7. DEVELOPMENT OF THE COMMUNITY

Objective

To stimulate the development of a community within the Capitol Area which is attractive and comfortable to work in, live in, and visit, which is integrated into the fabric of the rest of the City of Sacramento, and which is physically and economically viable over the long term.

Principles

- Provide commercial and service facilities to meet the needs of residents, employees, and visitors in the Capitol Area.
- Incorporate ground floor commercial into new state office and parking facilities and housing developments as feasible and appropriate, consistent with principles and land use designations, market demand, and other development considerations.
- Develop concentrations of commercial, social, and recreational activities for Capitol Area residents and employees.
- Link the Capitol Area physically and functionally to surrounding commercial and residential neighborhoods.

Status of Action Items

A Use the Capitol Area Plan development program as the framework for decisions relating to the amount and type of new commercial activities in the Capitol Area.

The 1997 Capitol Area Plan references an estimated need for approximately 90,000 additional square feet of retail, commercial, and service space as the Plan is built out to its maximum office and residential capacity. In terms of development and space distribution, some 14 blocks within the Plan area are involved or will be involved in office and residential developments that will include or accommodate this type of space. Most of this floor space will involve retail/commercial uses. However, two of the developments may involve office/commercial developments, and one will be a child care service facility. Eight of the developments are connected with residential developments under CADA's sponsorship and seven are under the DGS state-owned office development program.

These retail, commercial, and service activities reflect a considerable investment and effort in planning and development by both the DGS and CADA and will broaden the scope of community services in the Capitol Area. The referenced blocks and their related projects are outlined in the tables below.

Retail/Commercial Development

	Block Number	Project Name	Status	Type of Space	Square Feet
Residential Blocks	075	CADA Warehouse	In Planning	Office/Commercial	3,200
	172	East End Gateway	Potential		TBD
	231	East End Gateway	Potential		TBD
	232	East End Gateway	Potential		TBD
	233	East End Gateway	Potential		TBD
	234	Fremont Building	Completed	Retail/Commercial	12,000
	286	Fremont Mews	In Planning	Retail/Commercial	7,800
	292	1500 Q Street	Completed	Retail/Commercial	1,200
Office Blocks	173	East End Complex	In Construction	Retail/Commercial	7,000
	174	East End Complex	In Construction	Retail/Commercial	5,400
	225	East End Complex	In Construction	Retail/Commercial	6,400
	225	East End Complex	In Construction	Child Care	7,200
	203	West End Complex	Potential		TBD
	204	West End Complex	Potential		TBD
	275	Caltrans Block	Potential		TBD
Garage Blocks	224	East End Complex	Completed	Office/Commercial	6,500
	266	West End Project	Potential	Retail/Commercial	TBD

TBD: To Be Determined

B. Locate space for commercial and services in office, parking, and residential development projects.

As indicated by the preceding tables, progress is being achieved toward meeting the overall commercial/retail requirements for the Capitol Area Plan, through close cooperation between the DGS and CADA.

In the residential blocks, there are four separate CADA projects with a retail/commercial component, including the proposed CADA Warehouse Project, the proposed East End Gateway Project, the recently completed Fremont Building, and the proposed Fremont Mews. In addition, the state and CADA participated in the funding of the reconstruction of 1500 Q Street, which includes ground floor retail space. At present, some 13,200 SF of retail/commercial space has been completed and added to the Capitol Area inventory, and an additional 11,000 SF of this type of space is in the planning stage. In 2002, the plans for the East End Gateway Project will be formalized and additional retail/commercial square footage will be included.

In the office and parking garage blocks, 6,500 SF of office/commercial space have been completed in the Block 224 garage, and 25,300 SF of retail/commercial/service space is under construction in the East End Complex and is scheduled for completion in 2003-2004. Additionally, new commercial square footage could be included as part of the West End Project and the Block 275 (Caltrans) development.

Since early 2000, and to the date of this report, a total of 19,700 SF of space has been added to the Capitol Area commercial inventory. An additional 38,300 SF is in construction or in the planning stage and is expected to be added to the total by the end of 2004. The total retail/commercial/service space at that time will total approximately 58,000 SF or approximately 64 percent of the 90,000 SF identified in the Capitol Area Plan.

C. Provide a variety of types of space, as appropriate for neighborhood retail, eating establishments, non-retail support commercial, and community services, consistent with the community development program.

Within the context of the Capitol Area Plan documents, the DGS and CADA have an established program for coordinating the location of commercial and retail space in the Capitol Area, creating a link between the Capitol Area and the surrounding commercial and residential neighborhoods. In this regard, every effort is being made to provide a variety of opportunities to locate space for commercial, retail, eating establishments, and service uses in strategic locations within the Capitol Area. For state-owned buildings, these efforts will be consistent with applicable legal requirements, including the Department of Rehabilitation's Business Enterprise Program.

8. SUSTAINABLE DESIGN AND ENERGY CONSERVATION

Objective

To ensure that the evolution and the development of the Capitol Area accomplishes an increase in the intelligent and efficient use of energy resources within the scope of state operations in metropolitan Sacramento.

Principles

- Ensure that new office, residential and commercial buildings meet applicable energy conservation building codes.
- Retrofit existing buildings to increase energy efficiency where appropriate and feasible, consistent with applicable laws and regulations.
- Maintain and promote energy efficiency in the management of state-owned facilities, including energy-efficient infrastructure to support those facilities.

Status of Action Items

A. Comply with energy-conserving new and state historic building codes and operational procedures.

In December 2000, the state was confronted with an unprecedented period of electricity shortages that lasted through the winter of 2000/2001 and into the spring and summer months. Since the start of this situation, the limits on the availability of energy and its conservation have become even more important in the management of all state buildings and facilities in the Capitol Area, as well as the rest of California. Subsequently, the state developed an extensive energy management, savings, and awareness program to ensure the continuity of mission-critical services especially in periods of outages. The state has entered into an extensive program in advertising, public awareness, innovative management to help foster power savings on the part of all public agencies as well as the public in general. During the summer, the DGS sponsored "Surge into Summer" energy fairs at state office buildings to promote energy conservation and efficiency. The first was held at the twin towers buildings (714 - 744 P Street) in the Capitol Area.

These efforts have produced impressive results. Statewide energy consumption was reduced by 20 percent in 37 of the state's largest buildings.

In a broader sense, the DGS has consistently been a leader in promoting sustainable building design measures in the development, financing, and construction of energy efficient projects in the Capitol Area. Since 1994, these projects include upgrades to the central heating and cooling plant and new energy management systems for the 24 state buildings connected to the central plant. In addition, energy efficient lighting improvements have been completed in 15 downtown state-owned buildings.

In August 2000, Governor Gray Davis issued Executive Order D-16-00 establishing a state sustainable building goal to site, design, deconstruct, construct, renovate, operate, and maintain state buildings that are models of energy, water, and materials efficiency. The Secretary of the State and Consumer Services Agency, through the DGS' real estate program, will identify economic and environmental performance measures in order to implement the sustainable building goal.

The East End Complex incorporates the latest "green construction" features into an energy efficient and sustainable building design. The result of the DGS' efforts, with assistance from the California Energy Commission, the California Integrated Waste Management Board, the Air Resources Board, the Department of Health Services, and the Sacramento Municipal Utility District

(SMUD), will be a project that is 30 percent more energy efficient than required by Title 24 of the California Building Code. Environmentally friendly features incorporated into the project are described on the following pages:

BUILDING SYSTEMS

Architectural Systems:

- DOE-2 energy use model to maximize energy efficiency accounting.
- High efficiency glazing to reduce cooling loads.
- Two-story arcades to provide shading at the lower level to reduce heat loads.
- Open workstations at the perimeters to maximize daylight utilization.
- Foundation system that will limit the use of pumps to relieve hydrostatic ground water pressure.

Mechanical Systems:

- High efficiency motors.
- Pumps and fans equipped with electronic, adjustable frequency drives for maximum energy utilization.
- Demand controlled (carbon monoxide sensors) garage exhaust systems to reduce fan motor run time.
- Demand modulated (carbon dioxide sensors) outdoor air supply dampers.

Plumbing Systems:

- Centralized domestic drinking water and water heating systems to eliminate multiple, small, reduced life refrigeration and heating units.

Electrical Systems:

- Energy efficient T-8 fluorescent lamps. Automated lighting controls include dimming, motion/occupancy sensors, daylight sensors, time of day control, and photocell control for exterior lighting.

Interior Office Spaces Access to Natural Daytime Lighting:

- Daylight and full-spectrum artificial light integrated to maximize natural light and minimize glare.
- High performance glass and high ceilings to maximize the penetration of natural light.
- Limited private offices and other enclosed spaces at the perimeter of the buildings.
- Day light and occupant control sensors.
- Light colors in interiors to increase daylight reflectivity.

SUSTAINABLE BUILDING STANDARDS, MEASURES, AND PERFORMANCE CRITERIA

Water Conservation Measures in Interior and Exterior Plumbing and Landscaping

- Low water consumption plumbing fixtures and flow restrictors to reduce water consumption and sewage discharge.
- Continued coordination with the City of Sacramento Department of Utilities to mitigate sewage flows and define storm flow detention and metering.
- Drought tolerant plant materials where indicated.
- Recirculation or heat tape minimize wait times for hot water.
- Higher technology condenser water treatment systems such as ozone, UV, sand filtration, ionization and the like to reduce or eliminate cooling tower “bleed.”
- Water conserving and plant type segregated irrigation systems. Use low-flow heads, i.e., sensors, geoflow sensors, computerized evapotrans controllers, moisture sensors, and wind sensors to improve efficiency of irrigation systems.
- Environmentally friendly water treatment products and/or reduce the use of chemicals in condenser water treatment systems to reduce airborne and waterborne pollutants.
- Predominantly steam-fired chilled water equipment to reduce the use of fluorocarbon refrigerants. No combustion by-products are associated with the HVAC system by using off-site generated steam.

Disposition, Recycling, or Limitation of Construction and Demolition Waste

- Goal for demolition materials recovery is 75 percent.
- Goal for recovery of new construction waste is 75 percent.

Utilization of Building Materials That Contain Recycled Materials (including, but not limited to, recycled and recovered construction and demolition waste and recyclable carpets)

- Modular, prefabricated or pre-assembled systems to minimize construction waste.
- 30,000 SF of gray marble recovered from the historic Library and Courts Building is to be used in the ground floor lobbies.

Storage and Collection of Recyclable Materials Used by Building Occupants

- Space plans include recycling rooms at each floor with compaction facilities in each loading dock area.
- Occupants to consult with the California Integrated Waste Management Board to formulate and implement a recycling plan.

INDOOR AIR QUALITY

- Regulate outdoor air on the basis of space carbon dioxide levels with continuous monitoring via the Facility Management and Control System. The levels to be automatically adjusted to maximize the benefit of fresh air while minimizing energy consumption.
- Building fan systems shall run continuously during occupancy with limited close-off terminal units to assure introduction of minimum levels of outdoor air.
- Supply air systems shall employ high efficiency filtration to control particulates in the air stream.
- Excess capacity in the mechanical system to allow for the future increases in the volume of outdoor air beyond the minimum values in American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. Standard 62/1989.
- Use finishes with low or zero volatile organic compounds (VOCs) where possible.

ALTERNATE ENERGY STRATEGIES

- Photovoltaic panels to shade cars on the parking structure roof and provide additional electrical capacity at the garage on Block 224. There will be 4,650 photovoltaic panels installed around the mechanical penthouses and on the roof of the parking structure of Blocks 171 - 174. There will also be 308 photovoltaic panels utilized on the mechanical penthouse of the Block 225 office building.
- Recharging stations for electric vehicles.
- Preferred parking spaces for alternative fueled vehicles and car pool vehicles.
- Secure rooms for bicycles and shower-locker facilities.

In an area related to building design and energy efficiency, a new element is being added as a required component in development of office buildings by the DGS. In an effort to ensure that the planning, design, construction, and evaluation of state buildings results in the highest quality product, the "Excellence in Public Buildings Initiative" has been added as a required component in DGS advertisements for selected state building projects. The purpose of this initiative is to produce high performing public buildings in all respects and to leave a positive architectural legacy for the people of California.

Some of the project goals that may be included are energy efficiency and conservation, operating efficiency, design excellence, use of sustainable building materials, quality control, communications and controls technology, placement of public art, occupant satisfaction, and commissioning. The earliest application of this initiative in the Capitol Area will be applied in the renovation and upgrading of Office Building 8 and the Department of Education Building when these facilities are vacated after the completion of the East End Complex. Additionally, it is expected that sustainable building standards and design excellence standards will be applied to developments in the proposed West End Project and other state renovation and development projects in the future.

B. Promote curbside recycling, tree planting, and other area-wide energy conservation programs.

As noted before, CADA has ongoing energy policies for use in existing and newly developed residential and commercial properties in the Capitol Area. Additionally, CADA has established an ongoing working relationship with the City of Sacramento to install street trees within the Capitol Area, to promote curbside recycling for residential properties, and to develop other plans for energy conservation over the long term. These efforts will dovetail with those of the DGS in terms of promoting energy conservation in office and parking developments.

C. Explore the feasibility of using electric shuttle vehicles.

The DGS Office of Fleet Administration (OFA) staff has explored the use of electric shuttle vehicles for the peripheral parking shuttle service. However, after evaluating the Sacramento Regional Transit's experience with electric shuttle buses, it was advised that a number of obstacles must still be overcome before electric buses can be used successfully. Nonetheless, at the present time, the OFA uses primarily late model diesel buses and includes two Compressed Natural Gas powered buses for parking shuttle service in and out of the Capitol Area. Additionally, the OFA will be leading a partnership with Sacramento Regional Transit, along with other transit authorities and governmental agencies, to improve employee commute options with an improved downtown circular.

D. Consider energy efficiency as a criteria in the selection of streetlights and other street furniture and infrastructure.

The development of the East End Complex and further state building projects and restorations will offer an opportunity to incorporate energy saving elements in streetscapes, including advanced infrastructure and equipment for street lighting, landscaping, and curbside amenities that will be less expensive (energy consuming) to operate and maintain. At the same time, streetscape safety and comfort will be enhanced. In 2001, the DGS installed a new energy system for lighting in Capitol Park reducing the wattage for the lights by approximately 20 - 25 percent while reducing the actual lighting by only about five percent.

CADA will be working with developers of residential and residential/commercial projects to provide similar energy efficient streetscapes and street amenities. Here again, the need will be to provide a safe, comfortable, and attractive street presentation that will encourage local residents, employees, and visitors to make use of the commercial facilities at times other than working hours.

9. STATE'S RELATION TO LOCAL GOVERNMENT

Objective

To ensure the integration of planning and development efforts in the Capitol Area with the activities of all appropriate local governmental agencies.

Principles

- Coordinate the state's Capitol Area planning and development efforts with local and regional agencies to ensure integration of the Capitol Area with the surrounding area.
- Work with local governments to ensure compatibility of land uses and building intensities between state-owned and privately-owned sites in and adjacent to the Capitol Area.
- Coordinate infrastructure improvements with the City of Sacramento and relevant agencies to ensure adequate services to support planned development.

Status of Action Items

A. Use the Technical Advisory Committee as a mechanism to address land use, urban design, and infrastructure provision issues, and to encourage adoption and incorporation of Capitol Area Plan provisions in local plans and implementation documents.

The DGS chairs the Technical Advisory Committee. Other entities represented on the committee include CADA, various branches of the DGS, the Legislature, other state agencies, agencies of the City of Sacramento, the City of West Sacramento, and regional planning agencies such as the Sacramento Regional Transit and the Sacramento Metropolitan Air Quality Management District. In addition, other business and neighborhood associations including the Sacramento Downtown Partnership and the Capitol Area homeowners associations have representation on the Technical Advisory Committee.

This committee advises the Capitol Area Committee on technical issues pertaining to Capitol Area Plan activities. Additionally, through this committee, an ongoing process has been created to provide a broad two-way communications channel between the agencies on plans, projects, and activities of mutual interest. The Technical Advisory Committee will continue to be used to provide a close relationship between all interested agencies and groups to ensure a Capitol Area Plan that is representative of the needs and expectations of the state and the surrounding community.

B. Inform affected local government agencies of short- and long-term development plans in the Capitol Area.

The Capitol Area Committee and the Technical Advisory Committee were created to provide effective communication between local government agencies and the state entities that are responsible for the implementation of the Capitol Area Plan. These committees meet regularly and receive public input from agencies and concerned groups or individuals regarding all aspects of the Plan implementation. Regular agenda items include updates on CADA activities, the East End Complex, including the public art program, and the Capitol Park Master Plan. Additionally, the City of Sacramento is included on the agenda quarterly to report to the Committees on non-state planning and development activities in the downtown area.

The meeting schedule for the Technical Advisory Committee changed in 2001 from monthly meetings to quarterly meetings to respond to the shift in the nature of Capitol Area activities from planning to development. Once planning begins for the West End Project, it is expected the process will include opportunities for local government, the public, and other interested parties to provide comments and suggestions for the architect's consideration. During this time, it may be necessary for the Technical Advisory Committee to meet more frequently.

C. Participate in local government planning efforts that affect state interests in downtown Sacramento.

The DGS will continue to participate in local planning efforts, especially those addressing downtown planning and development projects and issues that may impact the Capitol Area. The state has participated in several local government committees and task forces, which include the Downtown Sacramento Partnership, the 2005 Downtown Sacramento Development Strategy Technical Advisory Committee, the Thursday Night Market Committee, the Downtown Sacramento Partnership Parking Committee, CADA planning charettes and public workshops, and the Broadway Corridor Task Force. Additionally, the DGS is involved in a City of Sacramento/Downtown Sacramento Partnership effort to develop a Sacramento Central City Wayfinding/Signage Program. These special committees and workshops provide the state with information on planning activities in neighboring areas, while strengthening relationships between the state, city, neighborhood groups, and other downtown entities.

As a property owner, the State of California is participating financially in two business improvement districts, including the Downtown Sacramento Partnership and the Capitol Station Business Improvement District, which covers the Richards Boulevard area. Additionally, the state is participating in an assessment district formed by the Sacramento Area Flood Control Agency and approved in June 2000 to raise funds for flood control projects in Sacramento.

The Joint Use Task Force Committee, which was formed in June 1999 for the East End Complex and met through early 2000, was a collaborative effort between the state, local government, and the community to develop a strategy for the activation of the East End Complex. It included representatives from the following agencies:

- City of Sacramento
 - Downtown and Regional Enterprise Department
 - City of Sacramento Parking
 - Sacramento Convention Center
- Downtown Sacramento Partnership
- Capitol Area Committee
- Capitol Area Development Authority
- Department of General Services, Real Estate Services Division

The group addressed areas of mutual interest, including opportunities to achieve an activity level during business and non-business hours, which contributes to and supports the adjacent community.

Development of the East End Complex is coordinated closely with the City Technical Committee, which meets on common issues, including off-site traffic, tree relocation, and emergency response. Members of this committee include the state management team and representatives of the City of Sacramento, CADA, Caltrans, Regional Transit, and the design/builders.

10. ADMINISTRATION AND IMPLEMENTATION

Objective

To ensure the effective implementation of the plan, by providing effective development mechanisms, by maintaining communications and coordination with all agencies and constituencies and by updating the plan as needed.

Principles

- Maintain Department of General Services responsibility for updating and implementing the Capitol Area Plan.
- Continue to utilize the Capitol Area Committee and the Technical Advisory Committee as advisory bodies to the Director of the Department of General Services.
- Continue to support housing and commercial development on state-owned land and management of existing state-owned residential and commercial buildings by CADA.
- Monitor Capitol Area Plan implementation on an on-going basis.

Status of Action Items

- A. Evaluate progress on Capitol Area Plan implementation on an annual basis, with particular focus on actions identified as priorities for the year.**

This Progress Report is designed to meet the requirements of Government Code Section 8164, which requires the DGS to present an annual analysis and reporting to the Legislature on the implementation of the Capitol Area Plan.

- B. Review the Capitol Area Plan Implementation Program periodically as necessary; update the program and add or remove implementation actions as appropriate.**

The 1997 Capitol Area Plan was developed to be a flexible document that could adjust to current conditions and changes in future needs. As appropriate, the Implementation Program will be updated to ensure a correlation between the Capitol Area Plan objectives and the implementation action items. As construction is completed on the East End Complex and planning begins on the West End Project, there may be adjustments made in the specific action items, which will be reflected in the Capitol Area Plan Progress Report for 2002.

- C. Identify priority actions for implementation over the upcoming one- and five-year periods on an annual basis.**

Priority actions identified in the Capitol Area Plan Implementation Program continue to be valid.

APPENDICES

Appendix A – Capitol Area Committee and Technical Advisory Committee

Appendix B – Capitol Area Development Authority (CADA)

Appendix C – CADA Managed Residential Properties

Appendix D – CADA Managed Commercial/Retail Properties

Appendix E – New CADA Housing Developed Since 1978

Appendix F – CADA Projects to be Completed 2000 - 2005

Appendix G – CADA Projects to be Completed 2006 - 2010

APPENDIX A

CAPITOL AREA COMMITTEE AND TECHNICAL ADVISORY COMMITTEE 2001

CAPITOL AREA COMMITTEE

MEMBERS

Darryl Chinn, Chair
Mike Courtney, Deputy Director
Albert M. Dreyfuss
Keith Felte, Vice Chair
Muriel P. Johnson, County Supervisor
The Honorable Deborah Ortiz
Vacancy
Carolyn G. Reid
The Honorable Darrell Steinberg

APPOINTING POWER

Governor's Office/City Representative
Department of General Services Director
Assembly Speaker's Office
Senate Rules Committee
Governor's Office/County Representative
Senate Rules Committee
Governor's Office
Governor's Office
Assembly Speaker's Office

TECHNICAL ADVISORY COMMITTEE

STATE

Department of General Services
 Real Estate Services Division
 Office of Fleet Administration
California Highway Patrol
Senate Budget and Fiscal Review Committee
Department of Transportation

LOCAL

Capitol Area Development Authority
Somerset Parkside Neighborhood Association
City of Sacramento
 Department of Planning and Building
 Department of Public Works, On Street Parking
Downtown Sacramento Partnership
City of West Sacramento, Redevelopment Agency
Downtown Neighborhood Association
Sacramento Air Quality Management District
Sacramento Regional Transit District

CAPITOL AREA COMMITTEE

AUTHORITY:

The Committee was formed in 1977 to advise the Director of the DGS about issues affecting the Capitol Area Plan per Government Code Sections 8164.1– 8164.3.

MEMBERSHIP:

The Committee consists of nine members appointed as follows:

- A. Four members are appointed by the Governor of which at least one is appointed from a list of three candidates submitted by the City of Sacramento, and at least one is appointed from a list of three candidates submitted by the County of Sacramento (four-year terms).
- B. Two members are appointed by the Speaker of the Assembly (one of whom may be a member of the Assembly), and two members are appointed by the Senate Rules Committee (one of whom may be a member of the Senate) (four-year terms).
- C. One member is appointed by the Director of the DGS (term is at the pleasure of the Director).

The Chairperson is elected by the Committee Members.

MEETINGS:

Meetings are open to the public and are held on the first Thursday of every month at 2:00 p.m. (established by Committee). Meetings are held at least quarterly or upon call of the Chairperson or written request of any three members (Government Code Section 8164.2).

Meetings are normally held at the DGS, Real Estate Services Division, 1102 Q Street, Fifth Floor, Large Conference Room, Sacramento, California. Members are always notified of meeting changes and cancellations.

ORGANIZATIONAL FUNCTIONS AND RESPONSIBILITIES:

The Capitol Area Plan was established for the orderly development of the state's facilities in the metropolitan area of Sacramento. It serves as the master plan for development of state-owned land within the Capitol Area. The DGS is assigned responsibility for carrying out development within the Plan Area in accordance with the Capitol Area Plan. The DGS must report annually (Government Code Section 8164) to the Legislature on its actions.

It is the purpose of the Committee to independently review the DGS' reports to the Legislature and to counsel and advise the DGS in the carrying out of its responsibilities related to the Capitol Area Plan. The Committee may submit separate comments on the DGS' reports on the Capitol Area Plan to the Legislature. The Committee involves a broad cross section of interested citizens in the form of an advisory body. The advisory body serves without compensation.

Within the DGS, the main point of contact for the Committee is the Real Estate Services Division, Asset Planning and Enhancement Branch.

CONTACT PERSON:

Staff contact is Anne Garbeff, Senior Planner, Real Estate Services Division, Asset Planning and Enhancement Branch, 707 Third Street, Sixth Floor, West Sacramento, CA 95605. Her telephone number is (916) 376-1807; her fax number is (916) 376-1833.

TECHNICAL ADVISORY COMMITTEE

AUTHORITY:

The Committee was formed in 1977 to provide technical comments to the Capitol Area Committee. Government Code Sections 8164.1– 8164.3 established the Capitol Area Committee and provided that an advisory body to the Committee could be created.

MEMBERSHIP:

Membership is determined by the DGS, Real Estate Services Division. Members are representatives of a cross section of planning, transportation, business, neighborhood, development, local, regional, and state agencies and associations who provide technical analyses and comments for the consideration of the Capitol Area Committee. In turn, the Capitol Area Committee advises the Director of the DGS about issues affecting the Capitol Area Plan. Member agencies and associations include:

Department of General Services
Capitol Area Development Authority
Senate Budget and Fiscal Review Committee
Department of Transportation
California Highway Patrol
Sacramento Air Quality Management District
Sacramento Regional Transit District

City of Sacramento
Department of Planning and Building
Department of Public Works, On Street Parking
City of West Sacramento, Redevelopment Agency
Downtown Sacramento Partnership
Somerset Parkside Neighborhood Association
Downtown Neighborhood Association

MEETINGS:

Meetings are open to the public and are held quarterly and as additionally needed at 8:30 a.m. at the DGS, Real Estate Services Division, 1102 Q Street, Sixth Floor, Large Conference Room, Sacramento, California.

ORGANIZATIONAL FUNCTIONS AND RESPONSIBILITIES:

The Committee examines proposals and issues that may have an impact on the planning area governed by the Capitol Area Plan (Government Code Section 8160.1). Through the Chairman of the Committee, comments, analyses, and recommendations on technical planning matters and issues of the community are reported to the Capitol Area Committee.

CONTACT PERSON:

John Brooks is the Committee Chairman and is also the Chief of the Asset Planning and Enhancement Branch, Real Estate Services Division, 1102 Q Street, Suite 6000, Sacramento, CA 95814. His telephone number is (916) 323-6565.

Staff contact is Anne Garbeff, Senior Planner, Asset Planning and Enhancement Branch, Real Estate Services Division, 707 Third Street, Sixth Floor, West Sacramento, CA 95605. Her telephone number is (916) 376-1807; her fax number is (916) 376-1833.

APPENDIX B

CAPITOL AREA DEVELOPMENT AUTHORITY (CADA) BOARD OF DIRECTORS 2001

Board of Directors

MEMBERS

John H. Hodgson, II, Chair

Marc Brown, Vice-Chair

Christy Anderson

Weyland Fat

Page Robbins

APPOINTING POWER

State of California

City of Sacramento

City of Sacramento

State of California

CADA Board of Directors

Executive Director: John S. Dangberg

Board Secretary: Sharon M. Nesbit

APPENDIX C

CADA MANAGED RESIDENTIAL PROPERTIES SUMMARY REPORT – 2001 AS OF JUNE 30, 2001

ADDRESS	PROPERTY NAME	MARKET RATE (See Note 1)	CADA SUBSIDIES	OTHER SUBSIDIES	TOTAL UNITS
1517 12 th Street		6	2	1	9
1521 12 th Street		2	1	1	4
1506 13 th Street	McCafferty Manor	16	1	6	23
1512 13 th Street		7	0	0	7
1428 14 th Street	Metro Building	6	0	2	8
1317 15 th Street	Lombard	11	0	1	12
1325 15 th Street	Park Mansion	34	4	4	42
1421 15 th Street	Biele Place*	1	0	34	35
1500 15 th Street	Auslender	21	3	1	25
1501 15 th Street	Dauger Manor	17	3	2	22
1510 15 th Street	The Victorian	3	0	0	3
1514 15 th Street	The Victorian	2	0	0	2
1412½ 16 th Street		4	0	0	4
1601 16 th Street	Elmwood	20	1	0	21
1316 N Street	Le Chateau	11	0	0	11
1320 N Street	Senator Manor	23	4	3	30
1400 N Street	Dean Apartments	11	0	0	11
1500 N Street	Brannan Court*	32	7	1	40
1517 N Street	Capitol Gardens	10	4	0	14
1522 N Street	Judith Manor	18	5	7	30
1616 N Street	Grantwood Manor	16	2	2	20
1622 N Street	Shelly Arms	21	4	5	30
1228 O Street	Gibson Arms	8	9	3	20
1316 O Street		6	2	3	11
1317 O Street	The Valencia	11	3	2	16
1327 O Street	Capri	4	5	3	12
1330 O Street		2	0	0	2
1400-04 O Street	Greentree	17	0	0	17
1414 O Street	Moore Manor	10	3	1	14

APPENDIX C (Continued)

CADA MANAGED RESIDENTIAL PROPERTIES SUMMARY REPORT – 2001 AS OF JUNE 30, 2001

ADDRESS	PROPERTY NAME	MARKET RATE (See Note 1)	CADA SUBSIDIES	OTHER SUBSIDIES	TOTAL UNITS
1420 O Street	The Statesman	12	6	9	27
1506 O Street	Johnston House*	0	6	0	6
1510 O Street	Don Carlos Apts.*	2	7	1	10
1515 O Street	Morgenson Manor	12	8	0	20
1625 O Street		13	3	4	20
1201 P Street	Del Capri	2	2	4	8
1209 P Street	Wing Manor	9	0	2	11
1214 P Street		5	0	0	5
1215 P Street	Gibbs Arms	9	1	2	12
1216-18 P Street		2	0	0	2
1220 P Street	Deus	8	2	1	11
1326 P Street	(See Note 2)	12	0	0	12
1330 P Street	Palm Mansion	4	0	0	4
1615 P Street	Patio Apartments	4	2	2	8
1617 P Street	Patio Apartments	6	1	5	12
1623 P Street	Lanai Apartments	5	5	2	12
1321 Q Street	(See Note 2)	6	0	0	6
1619 Q Street	Rooming House	16	0	0	16
1001-35 Q Street	Somerset Parkside*	1	0	25	26
1614-40 O Street	17 th Street Commons	17	11	1	29
TOTALS		495	117	140	752

NOTE 1: With the exception of units in buildings which have affordability restrictions mandated by regulatory agreements, if a unit is vacant, it has been counted on this list as a market rate unit. Properties which have specific affordability restrictions are asterisked.

NOTE 2: 1201 Q Street and 1223 Q Street were vacated and have been moved to 1321 Q Street and 1326 P Street respectively to allow for the construction of the Capitol Park Homes Project. These units are being refurbished and will be placed back into the CADA rental inventory by October 31, 2001. The 1321-23 Q Street Culjis Duplex has been incorporated in the 1321 Q Street property.

APPENDIX D

CADA MANAGED COMMERCIAL/RETAIL PROPERTIES, SUMMARY REPORT (June 30, 2001)

ADDRESS	BUSINESS NAME	TYPE OF BUSINESS
1601 10 th Street	Yummy Choice	Restaurant
1603 10 th Street	Capitol City Cafe	Restaurant
1607 10 th Street	Sacramento Bagel Factory	Bakery
1623-25 10 th Street	Goodyear Cobbler and Cleaners	Cleaners and Shoe Repair
1424-1426 14 th Street	Capitol Park Salon	Beauty Shop
1501 14 th Street	Virga's	Restaurant
1317 15 th Street	Rob Hewitt	Attorney
1401 and 1409 16 th Street	Enterprise	Car Leasing
1412 16 th Street	Golden Gate	Cleaners
1413 and 1415 16 th Street	Simon's	Restaurant
1414 16 th Street	Luna's	Restaurant
1416 16 th Street	Eller Media Group	Sign Company
1419 16 th Street	Mercury Cleaners	Cleaners
1421 16 th Street	Lowey/Ball	Consultant
1422 16 th Street	Hensel/Phelps	Construction
1422 16 th Street	Jonathan Nichols	Consultant
1510-12 16 th Street	Antique Legacy	Antique Dealer
1520 16 th Street, #B	ACIS	Association
1520 16 th Street, #D	ACIS	Association
1530 16 th Street - A	Cup of Joe	Coffee Shop
1530 16 th Street - C	Paul Boylan	Law Office
1614 N Street	Hand-in-Hand	Day Care
730 O Street	Hoffman	Parking
1322 O Street	Virga's Catering	Caterers
1329 O Street	Rosey's	Cleaners
1330 O Street	Sam's	General Store
1331 O Street	Vallejo's	Restaurant
1036 P Street	Le Croissant	Bakery/Food
1209 P Street	Forever Young	Day Care
1212 P Street	RMB Enterprises	Computer Billing Services
14 th /15 th /P/Q Street	Ron Mandella Gardens	Community Garden
1108 R Street	CSEA	Storage

Note: Casillas at 1219 - 21 16th Street, The Sacramento Police Department at 1223 16th Street, The Francis House/Downtown Food Closet at 1212 - 14 17th Street, The Camellia Café at 1601 Capitol Avenue, The Torch Club at 1612 L Street, Dura-Built Transmissions at 1616 L Street and The Lutheran Social Services at 1630 L Street were removed to make way for the East End Complex in January 2000 and they are not included in this summary.

APPENDIX E

NEW CADA HOUSING DEVELOPED SINCE 1978 AS OF SEPTEMBER 30, 2001

PROJECT	SITE	SITE ACRES	PRIVATELY OWNED	STATE OR CADA OWNED	NO. OF UNITS	D.U./ ACRE*	COMPLETED
Somerset Parkside 1001-35 Q Street	RS-2	2.50	75	26	Market 75 Low 26	40	1984
Saratoga Townhomes 900 Q Street	4B	1.17	36		Market 36	31	1983
Stanford Park 1515-23 P Street	15B/19 C	1.76	50		Market 50	28	1986
Palm Mansion 1330 P Street	7C	.07		4	Market 4	57	1985
Delta Victorians 1616-26 14 th Street	7D	.15	8		Market 8	53	1984
Wiese Townhomes 1612 14 th Street	7D	.07	3		Market 3	43	1993
Admail Express 1501-12 14 th Street	16A	.11	7		Market 4 Low 3	64	1984
Greentree Commons 1400-04 O Street	15A	.59		17	Market 17	29	1988
Brannan Court 1500 N Street	6A	.59		40	Market 32 Low 8	68	1988
Biele Place 1421 15 th Street	6B	.51		35	Low 35	69	1984
17 th Street Commons 1506-24 17 th Street	5	1.10		25	Market 20 Low 5	23	1984
17 th Street Commons 1614-1640 O Street	5	.16		4	Market 3 Low 1	25	2001
Wiese 17 th /O Streets 1631 O Street	8B	.15	3		Market 3	20	1988
Rooming House 1619 Q Street	9A	.15		16	Market 16	107	1982
Elmwood 1601 16 th Street	N/A	.44		21	Market 21	48	1981
Capital Terrace 1615 O Street	8C	.59	60		Low 60	102	1994
Governors Terrace 1519 14 th Street	15C	.59	44		Market 44	75	1997
The Inn Off Capitol Park 1530 N Street	N/A	.22	38		Hotel 38	173	2000
Fremont Building 1501 16 th Street	5A	.89	69		Market 58 Low 11	77	2001
1500 Q Street	N/A	.15	6		Market 4 Low 2	40	2001
17 th and N Streets	8E	.29	18		Market 18	62	2001
1321 Q Street (moved from 1201 Q Street)		.07		4	Market 4	57	2001
1326 P Street (moved from 1223 Q Street)		.15		12	Market 12	80	2001
TOTAL		12.47	417	204	Market 432 Low 151 Hotel 38 Total 621	50 D.U./Acre	

* D.U./Acre – Dwelling Units per Acre

APPENDIX F

CAPITOL AREA DEVELOPMENT AUTHORITY PROJECTS TO BE COMPLETED 2002-2006

PROJECT	SITE NO.	BLOCK NO.	BLDG. SQ. FT.	SITE ACRES	NO. OF UNITS	DENSITY RANGE*	EST. COMPLETION
Capitol Park Homes (1) 12 th /14 th , P and Q Streets	18A/7A	281/284	101,497	3.45	Market 46 Moderate 6 Low 12	Low (19 DUA)	2002
CADA Warehouse 1108 R Street	N/A	075	188,803	1.18	Market 76 Moderate 20 Low 11	High (91 DUA)	2004
1610 17 th Street	9B	293 Parcel 11	Undeter- mined	.04	2	Medium (50 DUA)	2002
Fremont Mews 15 th and Q Streets	13	286	105,838 Approx.	2.05	Market 76 Low 19	Medium (46 DUA)	2004
16 th and O Streets (SW corner)	19C	232	Undeter- mined	.72	48	High (67 DUA)	2006
16 th and O Streets (NW corner)	6	231	Undeter- mind	.58	30	Medium (52 DUA)	2006
1531 N Street (16 th and N Streets)	12B	172	Undeter- mind	.70	50-75	High (71-107DUA)	2006
16 th and P Streets (SE Corner)	9A	293	Undeter- mined	.33	25-30	High (76-91 DUA)	2006
Units To Be Constructed					Market 198 Moderate 26 Low 42 Undet. 155-185		
Net Units				9.05	421-451	(47-50 D.U./A)	

* Based on D.U./ACRE – Dwelling Units Per Acre

Notes:

(1) Under construction as of October 2001.

General Notes:

- (1) The above residential developments may include complementary mixed-use on the site.
- (2) Development of these units may require the demolition of existing buildings.
- (3) Assumptions may vary depending on market demand/conditions.

APPENDIX G

CAPITOL AREA DEVELOPMENT AUTHORITY PROJECTS TO BE COMPLETED 2007-2011 (AS OF DEC. 31, 2001)

PROJECT	SITE	BLOCK #	ACRES	DENSITY RANGE	PROPOSED # OF UNITS
14 th and O Streets (SW corner)	16A	224B	.44	Medium	15
1400 14 th Street (14 th and N Streets)	21A	223	.58	High	60 or over
12 th and O Streets (Dept. of Veterans Affairs)	14C	222	1.90	Medium	65-135
16 th and N Streets (SE corner)	8D	233	.58	Medium	35
TOTAL			3.50		175-245

Notes:

- (1) The above residential developments may include complimentary mixed-use on the site.
- (2) Development of these units will require the demolition of some existing buildings.